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GENERAL PLAN 2012

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SIERRA COUNTY GENERAL P·L·A·N

SIERRA COUNTY GENERAL PLAN

JULY, 1996

Revised

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Purpose of the General Plan

The fundamental purpose of this General Plan is to protect Sierra County's existing qualities andaddress local concerns as the County grows. These existing qualities and concerns were outlined in a series of General Plan Workshops held by the Planning Commission. A list of issues was developed, goals were formulated, and generalized policies were discussed. The many issues raised tended to revolve around the County's rural nature, traditional industries, and its natural environment.

Based upon these issues, the Planning Commission formulated the following five fundamental goals which serve as a basis of all the Plan's provisions. Each of the goals carry the same weight, no one has precedence over another. However, the first goal sets the stage for each of the following goals.

FUNDAMENTAL GOALS OF THE GENERAL PLAN

1. It is the County's most fundamental goal to maintain its culture, heritage, and rural character and preserve its rural quality of life.

2. It is the County's goal to defend its important natural features and functions; these have included and always will include, scenic beauty, pristine lakes and rivers, tall mountain peaks and rugged forested canyons, abundant and diverse plants and animals, and clean air , water, and watershed values.

3. It is the County's goal to foster compatible and historic land uses and activities which are rural and which contribute to a stable economy.

4. It is the County's goal to direct development toward those areas which are already developed, where there are necessary public facilities and where a minimum of growth inducement and environmental damage will occur. The pattern of land uses sought by the County is a system of distinct and cohesive rural clusters amid open land.

5. It is the County's goal to provide a comprehensive Plan for all lands and uses within the County regardless of ownership or governmental jurisdiction.

These goals are carried out in detailed policies, implementation measures, Land Use Diagrams, and overall theme of the plan which is summarized below.

GENERAL PLAN THEME

1. Direct growth to Community Influence and Community Core Areas.

2. Discourage development outside of these communities.

3. Create Special Treatment Areas where a more detailed level of planning is needed due to resources or constraints in these areas.

4. Utilize optional general plan elements to emphasize protection of the environmental and economic value of the County's resources.

5. Protect the County's natural resource based industries.

6. Limit extension of County services outside the Community Core and Community Influence Areas to reduce fiscal impacts and protect the environmental and economic value of the County's resources.

The General Plan specifically serves the following functions (State General Plan Guidelines) :

— Identify the community's land use, circulation, environmental, economic, and social goals and policies as they relate to land use and development.;

— Provide a basis for local government decision making;

— Provide citizens with opportunities to participate in the planning and decision making processes of local government.

— Inform citizens, developers, decision makers, and other cities and counties of the

ground rules that will guide development within the community.

The Sierra County General Plan is intended to serve these purposes locally until the year 2012 though updates within that period are expected.

Organization of the Plan

The Sierra County General Plan is organized into seventeen chapters called elements. Some of these elements are considered mandatory under the State General Plan Guidelines as indicated in the list below:

Element	Type
Land Use	Mandatory
Economic	Optional, but related to Land Use requirements
Housing	Mandatory
Circulation	Mandatory
Public Facilities	Optional, but related to Circulation Element requirements
Parks and Recreation	Optional, but partially fulfills Open Space Element requirements
Noise	Mandatory
Water Resources	Optional, but partially fulfills Conservation and Open Space Element requirements
Timber	Optional, but partially fulfills Conservation and Open Space Element requirements
Agriculture	Optional, but partially fulfills Conservation and Open Space Element requirements
Mineral Management	Optional, but partially fulfills Conservation and Open Space Element requirements
Cultural Resources	Optional, but partially fulfills Open Space Element requirements
Plants and Wildlife	Optional, but partially fulfills Conservation and Open Space Element requirements
Safety	Mandatory
Energy	Optional, but partially fulfills Conservation and Open Space Element requirements (oil, gas, and geothermal resources are included with mineral resources in the Guidelines).

Visual	Optional, but partially fulfills Open Space Element requirements
Air Quality	Optional, but partially fulfills Conservation Element requirements

As shown above, eleven of the Sierra County General Plan elements are normally optional but nine of these meet Open Space and/or Conservation Element requirements jointly with the Land Use Element. These nine elements are used in place of the two mandatory elements (Conservation and Open Space) because of the importance of these topics to Sierra County.

Each of the seventeen elements is organized into the following volumes:

1. Policy Document

"Introduction"	A general purpose statement.
"Issues"	A list of local and State-mandated issues.
"Related Plans"	A discussion of County or other agency plans which may influence decision making.
"Assumptions"	A list of assumptions made in policy formation.
"Goals, Policies, and Implementation Measures"	A list which sets forth goals, policies, and implementation measures as well as the responsibility for, and timing of, these implementation measures. It should be noted that goals represent a general desired outcome for the future, policies give direction on how those goals may be achieved, and implementation measures offer the most specific

direction on actual actions needed to implement policies. Varying degrees of direction are given within goals and policies via the language used within them:

Require - A mandatory action
Should - Expected to occur but not mandatory based on countervailing considerations
May - Discretionary
Encourage or recommend - Desired outcome, but discretionary

2. Background Document

"Background Discussion" An analysis of the issues providing an informational bridge to the policies. The Background Discussion is intended to assist decision makers in interpreting policies

3. There is also a separately bound Appendix. Finally, an Environmental Impact Report has been prepared on the General Plan.

Monitoring and Amending the Plan

The General Plan is meant to change with evolving community realities as described in the following excerpt from the General Plan Guidelines:

> The general plan is a dynamic document because it is based on community values and an understanding of existing and projected conditions and needs, all of which continually change. Local governments should plan for change by establishing formal procedures for regularly monitoring, reviewing, and amending the general Plan. The portions of the plan with a short-term focus, such as the implementation program, should be reviewed annually and revised as necessary to reflect the availability of new implementation tools, changes in funding sources, and the results of monitoring the effectiveness of past decisions. Indeed, Government Code Section 65400(b) requires the planning agency to "[Provide an annual report to the legislative body on the status of the plan and progress in its implementation." The entire plan, including the basic policies, should be thoroughly reviewed at least

every five years and revised as necessary to reflect new conditions, local attitudes, and political realities. The housing element must be reviewed and updated at least every five years (Government Code Section 65588). Obviously, the longer the interval, the greater the effort and extent of each revision.

As indicated above, monitoring the ongoing condition and implementation of the General Plan is the responsibility primarily of the Planning Department. The criteria for when a County-initiated amendment is necessary are listed below:

GENERAL PLAN AMENDMENT CRITERIA

1. Conditions have changed in the way which affects the relevancy of issues or the appropriateness of policies. Minor changes in the details of the Background Discussion will not normally be enough to require an amendment.

2. An unexpected growth rate creates problems not envisioned by the Plan.

3. Community values have changed in a way which makes certain goals, policies, implementation measures, or land use proposals undesirable.

4. New funding sources or technologies change the way in which policies should be implemented.

5. The Board of Supervisors begins making frequent, piecemeal amendments because values and needs have changed or the Plan is inflexible and too precise (General Plan Guidelines).

As indicated by #5 above, the General Plan Guidelines discuss frequent and piecemeal amendments as potentially signaling a need for an update. State law limits amendments to no more than four times in one calendar year with certain exceptions (Guidelines). However, multiple Plan changes can occur with each quarterly amendment, and most jurisdictions group amendment proposals together — if properly done, the jurisdiction analyzes the combined effects of these grouped proposals before taking action.

Normally, most amendment proposals come from landowners and developers who desire a change in the Land Use Diagram as it affects their individual properties. These changes may be minor in nature and compatible with the goals and policies of the Plan, or they may be substantial enough to require accompanying amendments to Plan policies. The latter type warrant serious consideration because they affect other property owners and the community as a whole:

> In reviewing proposals for general plan amendments, local officials should remember that the general plan is a policy document for the entire community and that it may only be amended "in the public interest" (Government Code Section 65358(a)). In their words, the plan should only be amended when the city or county, with the support of a broad consensus, determines a change is necessary. Every general plan amendment, must be consistent with the rest of the general plan and appropriate changes need to be made to maintain consistency. (Guidelines)

Amendment of the General Plan is governed by Government Code Sections 65350 et. seq. At least one public hearing must be conducted by the Planning Commission and another must be held by the Board of Supervisors. There are also requirements for the amendment to be referred to every adjacent city and county, the Local Agency Formation Commission, any affected regional planning agencies, and affected federal agencies for a 45 day comment period. Finally, California Environmental Quality Act compliance is required (Guidelines).

Yearly Progress Report

As part of the monitoring function, an annual General Plan progress report is required. This annual report provides an excellent opportunity to chart progress, assess the practicality of policies and implementation measures, update data, and make adjustments to the Plan as needed. Throughout the policy tables there are specific references to measures which should be monitored at this session. However, in general, progress on all policies and implementation measures should be monitored in the progress report. It is hoped that the annual report will provide a forum for substantive discussion of the County's progress in implementing its General Plan and a chance to adjust the Plan as needed so that it will not be outdated at any point in time.

LAND USE ELEMENT



GENERAL PLAN
2012

SIERRA COUNTY GENERAL P·L·A·N

JULY 1996

1. Land Use & Open Space Element

Introduction

Land use is the primary business of the General Plan. California State law requires that land use elements designate the proposed general distribution and general location of land uses and the standards for population density (persons/acre) and building intensity (dwelling units/acre, floor area ratio/ building height and lot coverage):

> **Government Code Section 65302(a):** [The general plan shall include] a land use element which designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. The land use element shall include a statement of standards of population density and building intensity recommended for the various districts and other territory covered by the plan. The land use element shall identify areas covered by the plan which are subject to flooding and shall be reviewed annually with respect to those areas. The land use element shall designate, in a land use category that provides for timber production, those parcels of real property zoned for timberland production pursuant to the California Timberland Productivity Act of 1982, Chapter 6.7 (commencing with

Section 51100) of Part 1 of Division 1 of Title 5.
The following land uses and features must be provided for:

Table 1-1
LAND USE ELEMENT MANDATORY ISSUES

Distribution of housing, business, and industry
Distribution of open space, including agricultural land
Distribution of mineral resources and provisions for their continued availability
Distribution of recreation facilities and opportunities
Location of educational facilities
Location of public buildings and grounds
Location of future solid and liquid waste facilities
Location of areas subject to flooding
Identification of existing Timberland Preserve Zone lands.

SOURCE: California General Plan Guidelines, 1987, p. 85

Open Space

The Open Space Element requirements of State law call for a "local open space plan". For this reason, the Open Space Element is combined with the Land Use Element in this General Plan, allowing the Open Space Plan to be part of the Land Use Diagrams.

The following are mandatory issues which must be addressed in the Open Space Element.

Table 1-2
OPEN SPACE ELEMENT MANDATORY ISSUES

Open space for the preservation of natural resources including, but not limited to:

- Areas required for the preservation of plant and animal life including habitat for fish and wildlife;
- Areas required for ecologic and other scientific study;
- Rivers, streams, bays and estuaries; and,
- Coastal beaches, lake shores, banks of rivers and streams, and watersheds;

Open space used for the managed production of resources, including but not limited to:

- Forest lands, rangeland, agricultural lands and areas of economic importance for the production of food or fiber;
- Areas required for recharge of ground water basins;
- Bays, estuaries, marshes, rivers and streams which are important for the management of commercial fisheries; and,
- Areas containing major mineral deposits, including those in short supply.

Open space for outdoor recreation, including but not limited to:

- Areas of outstanding scenic, historic and cultural value;

(Continued . . .)

Table 1-2 (Cont.)
OPEN SPACE ELEMENT MANDATORY ISSUES

- Areas particularly suited for park and recreation purposes, including access to lakeshores, beaches, and rivers and streams;
- Areas which serve as links between major recreation and open-space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.

Open space for public health and safety, including, but not limited to:

- Areas that require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, floodplains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs and areas required for the protection and enhancement of air quality.

Demands for trail-oriented recreational use. (Cities and counties must consider such demands in developing specific open-space programs.)

The feasibility of integrating city and county trail routes with appropriate segments of the California Recreational Trails System. (See the California Recreational Trails Act, commencing with Public Resources Code Section 5070.)

SOURCE: California General Plan Guidelines, 1988

Goals

1. It is the goal of the County to promote and encourage residential and commercial growth in Community Core Areas and confine the extension of public facilities to these areas.

2. It is the goal of the County to provide that areas outside of Community Influence Areas be maintained for natural resource industry growth and enhancement, for protection of the County's rural lifestyle, and for protection of environmental quality.

3. It is the goal of the County to maintain and enhance the identity of each designated Community and allow only land uses which preserve their character.

4. It is the goal of the County to provide flexibility in General Plan land use districts to implement a balanced variety of land uses.

5. It is the goal of the County to implement development standards which

streamline procedures, maximize public involvement, and which protect environmentally sensitive areas and natural resource industry areas.

Background/ Future Needs

Previous Land Use Plans

Sierra County's first general plan was adopted in 1967; the County utilized a HUD701 planning grant to prepare it. A separate Conservation/Open Space Element was added in 1972, a Wildlife Element was added in 1977, and the Housing Element was updated in 1978.

The previous Land Use Diagrams relied on a system of areas designated Urban (these were existing communities where residential, commercial, industrial, and other urban uses were allowed) and areas designated for non-urban uses: General Forest, Intermediate Forest, Agriculture, Recreation, Water Influence, and Travel Influence. Numerous zoning districts implemented these land use designations. In particular, the Urban areas were implemented by a number of zoning districts including a transitional "Community Expansion Area" band which allowed parcels as small as 10 acres in size if conditions permitted. This zone was considered a holding zone or phasing tool, rather than a blanket 10-acre minimum zone to be used on a case-by-case basis relative to need/conditions.

This updated General Plan includes Land Use Diagrams which build on the previous land use designations and zoning. The overall vision of land use is not changed greatly, rather additional detail is added and refinements are made based on environmental constraints. For example:

- The previous Intermediate Forest, and General Forest designations are combined into one Forest designation.
- Overlay designations are added to apply to base land uses allowed - for historic preservation, mineral extraction, conservation, scenic corridors, and other special treatment areas.
- The Community Expansion Area is eliminated; and Community Core and Community Influence areas are created instead.

Zoning and Subdivision Ordinances

The principal General Plan implementation tools in Sierra County are its Zoning and Subdivision Ordinances.

The Zoning Ordinance sets forth allowed uses in each zoning district in greater detail than the General Plan and regulates lot sizes, setbacks, allowed building heights, etc.

The Subdivision Ordinance regulates the creation of lots through tentative and final subdivision maps and parcel maps and sets forth requirements for dedications, fees and improvements.

Both of these ordinances will need to be revised to ensure consistency with this updated General Plan.

Existing Land Uses

Tables 1-3 and 1-4 show existing urban land use acreages and acres per 100 households in communities of the five principal sectors of the County. Tables 1-5 and 1-6 summarize the full range of existing land uses in the County by acreage and percent of land area. As shown on Table 1-6 forest areas (which may include large acreage housing) total 91% of the area, agricultural uses amount to 7%, and community uses (smaller lot residential, commercial, industrial, etc.) total only 0.9% of the County's land area. Figure 1-1 delineates the five planning sectors used for analysis. The Appendix to this Element includes these existing land use figures broken down into further detailed categories and also by individual communities within sectors.

Table 1-3
EXISTING LAND USE IN THE UNINCORPORATED AREA COMMUNITIES
Sierra County 1992

Planning Areas>>>	Sectors					
	Southwest Sector	Highway 49 Corridor	Highway 89 Corridor	Outside Loyalton Sector	Verdi Sector Areas	TOTAL ACRES
TOTAL ACRES	99	289	279	227	78	972
Residential	80	240	199	94	35	648
Community	1	5	9	33	0	48
Commercial & Office	9	25	36	0	27	97
Industrial and Utility	9	19	35	100	16	179

Source: See Memo text.
Note: Changes were made in the Residential acreages in the Southwest and Verdi sectors to provide comparable data.

SOURCE: John W. Cone, Table 3

Table 1-4
RATIOS OF LAND USE PER 100 HOUSEHOLDS
Sierra County 1992

Planning Areas>>> / Year	Sectors: Southwest Sector	Highway 49 Corridor	Highway 89 Corridor	Outside Loyalton Sector	Verdi Sector Areas	TOTAL ACRES
TOTAL ACRES	92	79	115	100	163	98
Residential	74	66	82	41	73	65
Community	1	1	4	14	0	5
Commercial & Office	8	7	15	0	56	10
Industrial and Utility	8	5	14	44	33	18

SOURCE: John W. Cone, Table 3.

Growth Trends / Projections

This Plan is not intended to stimulate or inhibit growth but rather to guide growth in the County over the next 20 years (2012) though adjustments to the Plan are expected within that period. Past growth trends (population, household, housing unit, and employment in the County and growth projections are detailed in the Housing Element. To summarize, the State's extended projections anticipate that the County's population (including the City of Loyalton) will increase from 3,318 in 1990 to 4,110 in 2012. These projections anticipate that the County's population will grow at a somewhat faster rate (36 persons per year average) than they did in the 1980's (26 persons per year average) but below the growth rates experienced in the 1970's (71 persons per year average).

Because of these modest growth rates, a growth rate target was not selected for this General Plan. However, the growth rate should be monitored yearly and if growth rates exceed 2% (incorporated and unincorporated area) which is the highest rate experienced recently (the '70s decade), adjustments to the General Plan policies and programs may be necessary.

Table 1-5
EXISTING LAND USES
Sierra County (Excluding the City of Loyalton)
1992

Planning Areas>>> / Types of Land Use	Sectors: Southwest Sector	Highway 49 Corridor	Highway 89 Corridor	Outside Loyalton Sector	Verdi Sector Areas	TOTAL ACRES
Land Use Totals	**73,458**	**241,662**	**123,383**	**120,029**	28,057	586,589
Resource Uses	72,388	240,705	121,256	119,234	28,013	581,596
Forest	72,388	239,547	95,863	102,071	23,907	533,776
Agriculture			24,143	16,256	1,322	41,721
Open Space				907	544	1,451
Water		1,158	1,250		2,240	4,648
Residential: Permanent	595	368	290	316	0	1,569
Single Family [1]	372	230	199	94	See	895
Vacant	223	124	77	222	Table	646
Multi-family		6			1-3	6
Vacant		4				4
Mobile Homes (or RV's)		4	14			18
Community Uses	1	5	9	33	0	48
Seasonal Residential/Lodging	68	404	1,733	11	0	2,216
Commercial	9	19	31	0	26	85
Office Type Uses	0	6	5	0	2	13
Industrial	393	146	24	358	0	921
Utilities	4	9	11	0	16	40
Transportation *(excludes streets and highways)*	0	0	24	77	0	101

Source: Summary data of table prepared by Sierra County Public Works and Planning departments, *page 1*

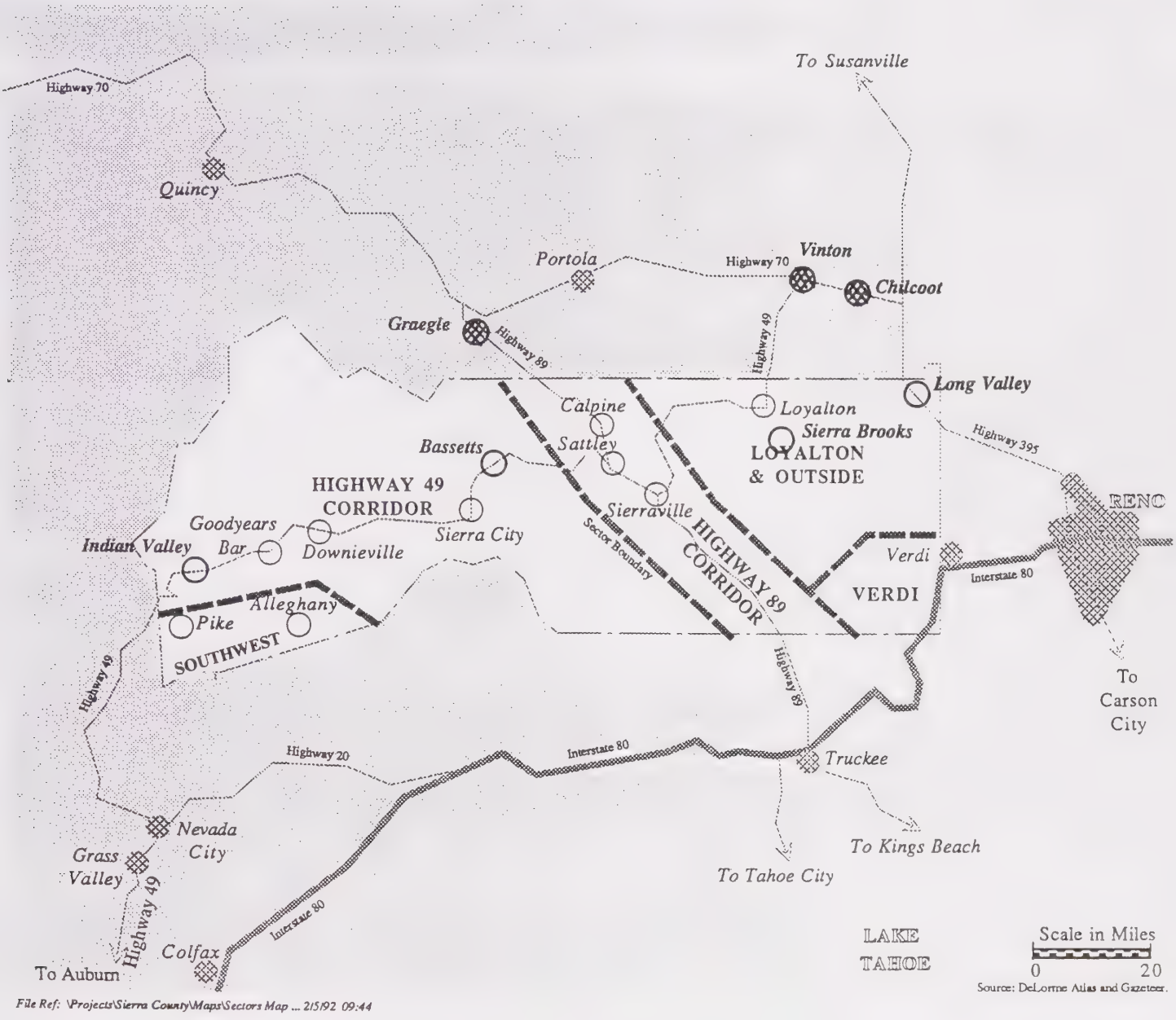
SOURCE: John W. Cone

Table 1-6
EXISTING LAND USES – PERCENTAGE DISTRIBUTION
Sierra County (Excluding the City of Loyalton)
1992

Planning Areas>>> / Types of Land Use	Sectors: Southwest Sector	Highway 49 Corridor	Highway 89 Corridor	Outside Loyalton Sector	Verdi Sector Areas	TOTAL ACRES
TOTAL LAND USES						
Land Use Totals	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Forest	98.5%	99.1%	77.7%	85.0%	85.2%	91.0%
Agriculture	0.0%	0.0%	19.6%	13.5%	4.7%	7.1%
Open Space	0.0%	0.0%	0.0%	0.8%	1.9%	0.2%
Water	0.0%	0.5%	1.0%	0.0%	8.0%	0.8%
Urban/Community Uses	1.5%	0.4%	1.7%	0.7%	0.2%	0.9%
"URBAN" OR COMMUNITY LAND USES						
Totals	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Residential: Permanent	55.6%	38.5%	13.6%	39.7%	Not Available	31.4%
Single Family [1]	34.8%	24.0%	9.4%	11.8%		17.9%
Vacant	20.8%	13.0%	3.6%	27.9%		12.9%
Multi-family	0.0%	0.6%	0.0%	0.0%		0.1%
Vacant	0.0%	0.4%	0.0%	0.0%		0.1%
Mobile Homes (or RV's)	0.0%	0.4%	0.7%	0.0%		0.4%
Community Uses	0.1%	0.5%	0.4%	4.2%	0.0%	1.0%
Seasonal Residential/Lodging	6.4%	42.2%	81.5%	1.4%	0.0%	44.4%
Commercial	0.8%	2.0%	1.5%	0.0%	59.1%	1.7%
Office Type Uses	0.0%	0.6%	0.2%	0.0%	4.5%	0.3%
Industrial	36.7%	15.3%	1.1%	45.0%	0.0%	18.4%
Utilities	0.4%	0.9%	0.5%	0.0%	36.4%	0.8%
Transportation *(excludes streets and highways)*	0.0%	0.0%	1.1%	9.7%	0.0%	2.0%

Source: Summary data of table prepared by Sierra County Public Works and Planning departments, *page 3*

SOURCE: John W. Cone



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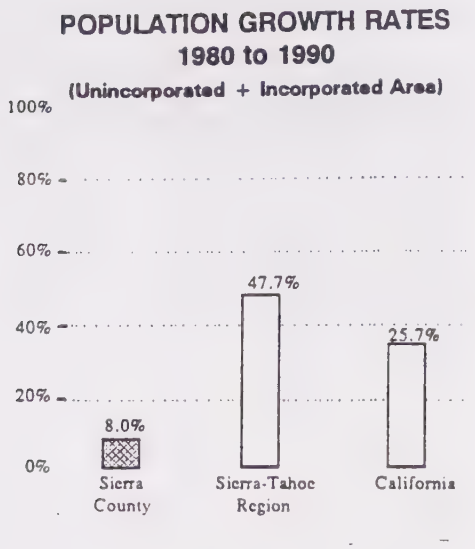
FIGURE 1-1

SECTORS MAP

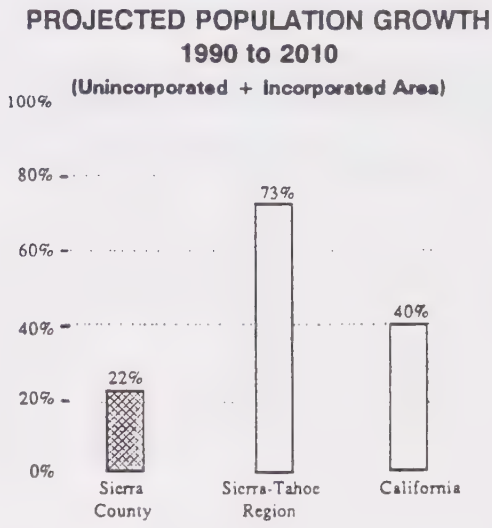
SIERRA COUNTY

Schematic Map Showing the Location of the Major Communities and Highways

Table 1-7
ACTUAL AND PROJECTED POPULATION GROWTH RATES

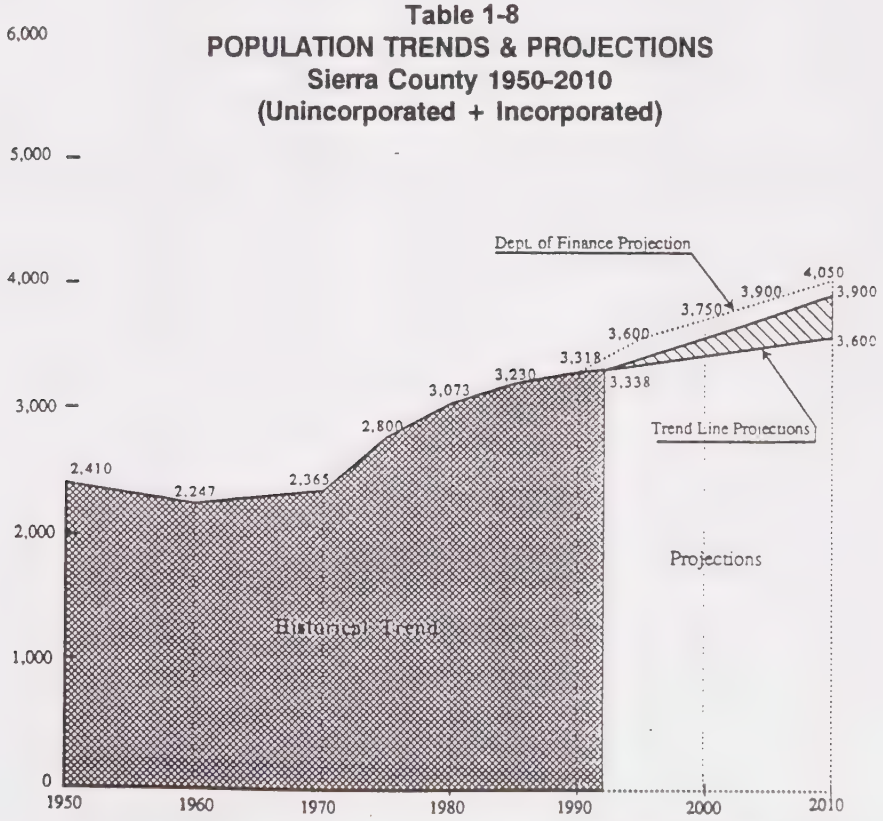


SOURCE: 1980 and 1990 Census
State Dept. of Finance



SOURCE: 1990 to 2005: State Dept. of
Finance Report 91-p-1.

Table 1-8
POPULATION TRENDS & PROJECTIONS
Sierra County 1950-2010
(Unincorporated + Incorporated)



SOURCE: 1950 to 1992: Censuses
2000 to 2010 Projections by Dept. of Finance

Table 1-9
POPULATION, HOUSEHOLDS & HOUSING — TRENDS
County of Sierra – 1970-1992

Year	Population	Households	Housing Units	Pop. Per Household	Vacancy Rate
		HISTORICAL			
1970 [1]	2,365	884	1,551	2.675	43.0%
1971	2,450	925	1,567	2.649	41.0%
1972	2,550	973	1,582	2.621	38.5%
1973	2,650	1,021	1,598	2.595	36.1%
1974	2,750	1,070	1,613	2.570	33.7%
1975 [1]	2,800	1,101	1,629	2.543	32.4%
1976	2,900	1,152	1,642	2.517	29.8%
1977	3,000	1,204	1,679	2.492	28.3%
1978	3,050	1,237	1,740	2.466	28.9%
1979	3,100	1,272	1,808	2.437	29.6%
1980 [1]	3,073	1,274	1,893	2.412	32.7%
1981	3,078	1,273	1,912	2.418	33.4%
1982	3,148	1,308	1,963	2.407	33.4%
1983	3,251	1,336	2,047	2.433	34.7%
1984	3,240	1,329	2,058	2.438	35.4%
1985	3,230	1,329	2,062	2.430	35.5%
1986	3,207	1,329	2,089	2.413	36.4%
1987	3,163	1,337	2,118	2.366	36.9%
1988	3,230	1,341	2,136	2.409	37.2%
1989	3,227	1,337	2,160	2.414	38.1%
1990	3,318	1,336	2,166	2.484	38.3%
1991	3,365	1,344	2,182	2.504	38.4%
1992	3,338	1,341	2,202	2.489	39.1%
		PROJECTION			
1995	3,600	1,506	2,510	2.390	40.0%
2000	3,750	1,569	2,637	2.390	40.5%
2005	3,900	1,632	2,766	2.390	41.0%
2010	4,050	1,695	2,897	2.390	41.5%
2012	*4,110*	*1,720*	*2,950*	*2.390*	*41.7%*

Note: 1970-92 figures are for January 1 (except [1] are for 4/1. 1995-2010 figures are for July 1.

Sources: 1970 Pop: St.DoF: 84-E-4; HH's: Census, HC(1)-A6, Page 6-195; HU's: St.DoF: 79-E-3a.
1971-1979 Population: JWC derived from Dept. of Finance, Report 84 E-4; 1975-79 HU's, Report 79 E-3a.
Remainder: JWC estimates.
1980-1990 Dept.of Finance, Report E-8090; 1991-1992 Dept.of Finance annual estimates.
1995-2010 Pop. and Hshlds: Dept.of Finance, 91 P-1, 91 P-2 reports + judgement estimates

Table 1-10
ESTIMATING POPULATION, HOUSEHOLDS AND HOUSING
County of Sierra & Its Communities (Arranged by East and West Divisions) – 2012

Community	1990 Population	1990 Households	1990 ①② Housing Units	2012 Population	2012 Households	2012 Housing Units	Housing Holding Capacity	2012 H.U.'s as % of Hldg. Capacity
Sierra County	3,318	1,336	2,166	4,110	1,720	2,950	5,774	51.1%
East Sierra Div.	2,029	785	1,073	2,546	1,014	1,447	3,194	45.3%
Loyalton, City of	931	344	398	1,214	449	519	519	100.0%
East Sierra Uninc.	1,098	441	675	1,332	565	928	2,675	34.7%
Calpine	230	93	117	279	119	161	304	52.9%
Loyalton, Outside	205	82	104	248	105	143	240	59.6%
Satuley	43	17	22	53	22	30	151	20.0%
Sierra Brooks	240	96	122	291	124	168	418	40.1%
Sierraville	116	47	59	141	60	81	700	11.6%
Verdi	128	51	65	155	66	89	556	16.1%
Outside Community Areas	135	54	186	164	70	256	306	83.6%
West Sierra Div.	1,289	551	1,093	1,564	706	1,503	2,580	58.3%
Allegheny	85	36	48	103	47	66	112	58.9%
Bassets	64	27	36	77	35	50	88	56.3%
Downieville	379	162	214	460	208	294	358	82.2%
Goodyears Bar	64	27	36	77	35	50	87	56.9%
Pike	78	33	44	94	43	61	145	41.7%
Sierra City	497	213	281	603	272	386	639	60.5%
Outside Community Areas	123	52	434	149	67	597	1,151	51.8%
Sierra Co. Uninc.	*2,896* *2,387*	*1,271* *992*	*2,431* *1,768*	*2,896* *1,213*	*1,271* *1,282*	*2,431* *1,375*	*5,255*	*46.3%*

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page 5

Source: Planning Concepts

① The "2012" projections assume that the changes from 1990 occur in the same proportions as in 1990. This approch is a simplistic method of forecasting. It can be expected that individual communities growth patterns will vary widely.

② Sierra County disagrees with the 1990 Federal Census and estimates an undercount of 25%.

Land Use Needs

To meet the needs of this projected growth, the County will need to provide for a balance of land uses during the Plan period (to Year 2012) as well as at ultimate buildout of the Plan.

Table-8 outlines guideline targets for the Plan period. The table represents the expected demand for developed acreage in each category. Thus, at a minimum the target acreages should be (and are) provided on the Land Use Diagrams to meet expected needs. Table 1-2 compares actual vacant land in each general category provided for on the Land Use Diagrams.

Table 1-11
TARGET GUIDELINES FOR
PROJECTED LAND USE CHANGES IN THE UNINCORPORATED AREA

	Sectors (acres)					
Planning Areas—→ Land Use	**Sthwest Sector**	**Hwy 49 Corridor**	**Hwy 89 Corridor**	**Outside Loyalton Sector**	**Verdi Sector**	**Total Acres**
Residential	7	28	120	111	23	288
Community	1	2	10	9	2	24
Commercial & Office	1	2	10	9	2	24
Industrial	0	1	4	4	1	10

SOURCE: See text plus Cone, Table 3

These target ratios were determined based on:

- A 1.4% growth rate based on past trends;
- Need for various land uses based on the ratio of existing developed land uses in the County per 100 households shown on Table 1-5. These ratios have been checked against a study done for the Truckee area and are similar;
- A jobs:households ratio target of at least 1:1.

Table 1-12
ACTUAL VACANT ACREAGE
PROVIDED ON LAND USE DIAGRAMS

Land Use	**Total Acres**
Residential[1]	4657
Community[2]	89
Com & Off[3]	1766
Industrial[4]	192

NOTES
1. All residential designations
2. PS
3. VC, CC, REC
4. Industrial + PSI

SOURCE: Countywide Buildout Calculations Table

Table 1-13
HOUSEHOLDS & EMPLOYMENT TRENDS AND PROJECTIONS
County of Sierra 1970-2012

Year	Households	Employment	Emps per 100 Hshlds
	HISTORICAL		
1970 [1]	884	899	101.7
1971	925	1,106	119.6
1972	973	956	98.3
1973	1,021	961	94.1
1974	1,070	945	88.3
1975 [1]	1,101	956	86.8
1976	1,152	1,082	93.9
1977	1,204	1,096	91.0
1978	1,237	1,056	85.4
1979	1,272	1,117	87.8
1980 [1]	1,274	1,181	92.7
1981	1,273	1,103	86.6
1982	1,308	1,033	79.0
1983	1,336	1,055	79.0
1984	1,329	1,072	80.7
1985	1,329	1,180	88.8
1986	1,329	1,214	91.3
1987	1,337	1,242	92.9
1988	1,341	1,276	95.2
1989	1,337	1,345	100.6
1990	1,336	1,363	102.0
1991	1,344	1,384	103.0
1992	1,341	1,444	107.7
	PROJECTION		
1995	1,506	1,626	108.0
2000	1,569	1,726	110.0
2005	1,632	1,828	112.0
2010	1,695	1,932	114.0
2012	*1,720*	*1,978*	*115.0*

Sources: Households ... Table A-1
Employment ... US BEA & California EDD; projections by JWC

SOURCE: John W. Cone (A-8)

In addition to these basic land use needs (residential, industrial, and commercial) various other constraints and land uses need to be provided for to implement the various elements of the General Plan, to meet General Plan law, and to provide a balance of land uses. These land use needs and other issues are discussed below.

Resource Extraction / Production

Maintenance of the County's resource extraction economy is a primary goal of the General Plan. While the Timber Resources Element recognizes the fact that annual County timber harvests will likely drop significantly below historic levels, this can still support a sizeable employment force. Protection of this sector of the County's economy is accomplished via the Forest designation.

Mineral extraction, particularly gold mining, has also continued to be an important part of Sierra County's economy and identity over the years. Protection of mineral resources is accomplished in the Land Use Element and Mineral Management Element. A Mineral Extraction overlay designation is proposed to be used where existing resources have been specifically identified via State classification, local studies, or the presence of a working mine.

Both timber and mineral resources are discussed more specifically in individual elements in this General Plan.

Agriculture

The issues and policies which led to the creation of the Agricultural land use designation are discussed in detail in the Agricultural Element. However, in general, a desire to protect the County's agricultural economy with special attention to the Sierra Valley floor was expressed during the General Plan process. Potential rural/urban land use conflicts which could negatively impact agriculture were a concern. An example brought up many times was concern over residential lot sizes not typical of agricultural production which could result in growth inducing pressure as well as complaints over agricultural production activities. As a result, the Land Use Diagrams designate the Sierra Valley floor and other agricultural areas Agricultural with no new lot splits allowed. Clustering and transfer of development rights are encouraged in the Sierra Valley floor in particular through a Special Treatment Overlay. The intent is to cluster new homes allowed on existing parcels rather than scatter them throughout the Valley which could ultimately disrupt agricultural productivity as well as aesthetics.

Natural Resource Preservation Environmental Constraints

The Plants and Wildlife, Water Resources, Noise, Timber Resources, Agricultural, Mineral, Visual Resources, Safety, and Cultural Resources Elements all discuss natural resources worthy of protection or environmental constraints to be avoided. A number of resources and constraints were mapped in these elements which were used to assist in preparation of the Land Use Diagrams. The key constraints are mapped in composite on the Land Use Diagrams to call out their importance and Table 1-14 describes these constraints.

Table 1-14
CONSTRAINTS INCORPORATED INTO LAND USE DIAGRAMS

Constraint	General Treatment on Land Use Diagrams
– FEMA mapped 100 year floodplains	– Special Treatment Area Overlay
– Sensitive biotic resources	– Special Treatment Area Overlay
– Earthquake faults	– Special Treatment Area Overlay
– Slopes over 25%	– Slopes noted, some Special Treatment Area Overlays
– Federal ownership	– Generally Forest
– Existing schools, public, solid waste, and other public or semi-public facilities	– Public Service designation
– Timber Production Zone lands (TPZ)	– Forest designation, residences discouraged in policies
– Agricultural land	– Agricultural designation
– River, stream and lake shore corridors	– Open Space designation outside Community Areas, Special Treatment Overlay within Community Areas
– Scenic corridors	– Special Treatment Area Overlay
– Recharge areas	– Incorporated into Agricultural designation
– Noise impacted areas	– Special Treatment Area Overlay
– Historic areas	– Special Treatment Area Overlay
– Wetlands	– Special Treatment Area Overlay

In addition, the Land Use Diagrams focus future development into Community Areas in part as a response to the need to protect the resource extraction economy and avoid environmental constraints. The Development Form discussion details this concept.

Recreation / Tourism

The Parks and Recreation Element discusses public and private recreation needs in detail. Tourism is also discussed in the Economic Element. However, in general recreational/tourism uses are recognized as key to the County's economic diversification. General Plan discussions saw a desire for expansion

of existing tourism related facilities (including seasons in operation) and new small scale lodging and tourism facilities scattered throughout existing communities. In general, it is expected that this type of recreation/tourism has a greater potential for spin-off economic growth than that of large, isolated recreation resort type developments, would have fewer environmental impacts, and would be more in keeping with the desired rural character of the County. As a result, a Recreation designation was developed to provide for small to mid-scale resorts. Associated employee or permanent housing is not allowed in the Recreation designation; this would be counter to the Community Area concept.

A Destination Resort designation was also developed with the exception of the SPA - DR for Balls Ranch below, but no locations selected. The intent is to provide General Plan amendment criteria to be used to determine the appropriateness of future proposals for this type of use.

A Special Planning Area - Destination Resort ("SPA-DR") has been recognized for Balls Ranch as designated on the Long Valley Land Use Map. This area has been identified as potentially suitable for large scale recreation development subject to Specific Plan and EIR approval.

Visitor Commercial designation was also developed to allow for visitor services and a greater intensity of resort/hotel/motel development in Community Areas where this type of use can best be provided for and in limited areas along interstate highways.

Public recreation sites are designated Public Service.

Historic Preservation. Preservation of the County's historic resources is considered crucial to the development of tourism in the County. As a result, consistent with the Historic Preservation Element, an Historic Preservation Overlay has been created to ensure an elevated level of protection and design review in historic areas. Landmarks and other special features also important to the County's identity will fall under the Special Treatment Area Overlay.

- No reduction in levels of service of public facilities currently provided.

- Acceptance of the rural levels of service expected in Sierra County. There was concern that rapid new growth of a suburban nature might necessitate more urban types of facilities which are expensive and not appropriate to the character of the County.

- Encouragement of smaller scale recreation and commercial development associated with existing establishments and communities. These developments are expected to be revenue positive and create greater economic spin off than large-scale, free-standing, more isolated development of this type.

- Protection of existing public facilities from incompatible land uses. The Land Use Diagrams include a Public Services designation for all existing and proposed public facilities and semi-public facilities including the airport, schools, and government buildings.

Housing

The Land Use Element and Diagrams specifically implement the Housing Element's five year housing needs. The Land Use Diagrams include an adequate amount of acreage appropriately designated to provide for the very low, low, and moderate income household five-year need in the R-1/2 and Multiple Unit Residential categories. (See Table 3-2, Housing Element for breakdown).

Additionally, an adequate amount of acreage is residentially designated for projected needs over the Plan period (to 2012) based on a 1.4% annual unincorporated area growth rate and beyond.

Industrial

A central issue which was continually raised during the preparation of this General Plan was the need to provide for economic diversification in the County. The Land Use Element assists in this goal by providing for Industrial designations in acreage amounts to support the estimated population increase during the Plan period and beyond. These designations are allowed both within and outside Community Areas in an effort to provide for employment-generating uses in a variety of settings. It is assumed that these developments can be somewhat self-contained and independent of public facility needs or able to fund public facilities via a positive fiscal impact. It is also recognized that it is difficult to site locations for resource-related

industries in advance of development proposals. As a result, location criteria and project approval criteria have been developed to be used in reviewing individual project proposals.

A related issue is that of home occupations and cottage industries. The consensus reached during General Plan discussions called for allowance of cottage industries with restrictions ensuring that impacts beyond that normally experienced in a residential neighborhood will not occur. It was agreed that the appearance and traffic generation of the primary residence should be maintained. This type of employment opportunity is traditional to Sierra County and is a potential source of additional homegrown employment.

Commercial

Acreage for Community Commercial development is provided for to meet a balance appropriate to the population potential at full buildout of the General Plan. This type of development is not considered appropriate outside of Community Areas because it is intended to serve the communities, requires public facilities and services and could result in land use conflicts outside of Community Areas.

Solid / Hazardous/ Liquid Waste

The County maintains Solid Waste Management and Hazardous Waste Management Plans. Existing and needed facilities are provided for on the Land Use Diagrams with the Public Service designation and surrounded by low density land uses to ensure expansion room as well as a land use conflict buffer.

Sierra Valley Airport

The County's Airport is discussed in the Public Facilities Element. The Airport is designated Public Service surrounded by Industrial Agricultural, and Visitor Commercial PD-MUR (5 ac) which would require clustering away from the Airport.

Growth Management

The Planning Commission discussed the issue of growth management during the General Plan update process. It was recognized that some form of growth management is necessary to ensure quality growth adequately served by public facilities. A number of alternatives were discussed:

Yearly growth rate cap. This could be accomplished via a cap on building permits. The Planning Commission consensus was that this type of growth management is not necessary in Sierra County, particularly because it would not account for the traditional ups and downs in growth from year-to-year in the County. Monitoring actual annual growth rates was considered important.

Ultimate buildout target cap. While all general plans have an ultimate

buildout, one growth management tool is the selection of a target population around which the Land Use Diagrams can be built. It was felt that this tool is not necessary at this time because growth rates are not high and because environmental constraints and limited private land already provide a buildout restriction.

Impact threshold limits. This approach would allow incremental development as in the past but modified as needed based on impact thresholds. The Planning Commission felt that this method of growth management would result in the quality growth desired in the County. As a result, many General Plan policies include impact thresholds or criteria for determining impacts as projects are approved. Impact thresholds include concerns such as the level-of-service of various public facilities. Development constraints which have been mapped also fit into this threshold approach. The Land Use Diagrams were also developed to avoid constraints to the maximum extent possible. Where constraints exist within certain land use designations, their presence should be used to evaluate individual projects.

Jobs / Housing Balance

It is estimated that employment in Sierra County increased from about 900 employed residents in 1970 to 1,180 in 1980 to more than 1,350 in 1989. When employment is related to the number of households in the County, the ratio has varied from a low of 80 employees per 100 households to nearly 120 employees per 100 households (Cone, 1992). These figures have been used to project the number of employees in the future based on the projected population and households. This projection anticipates that the number of employed persons in the County will increase from 1,341 in 1992 to 1,720 in the year 2012. The average increase over the next 20 years would amount to about 19 new jobs per year compared to an average increase of 28 per year in the 1970's and 19 in the 1980's. A jobs:household ratio of approximately 1.15:1 would result at the end of the Plan period. (See Table 1-10.) A 1:1 ratio is considered an appropriate target ratio for Sierra County since it represents at least one job/household. Higher ratios are sometimes targeted in urban areas. In addition, households are used rather than housing units because of the high percentage of seasonal units.

The Land Use Diagrams provide for an ultimate unincorporated area jobs:household ratio at buildout of 1.07:1. However, actual job production will be dependent on growth rates and market conditions. This ratio rather demonstrates that enough land is available to provide for an adequate jobs:household balance. (See Table 1-5)

Table 1-15
POTENTIAL JOBS/HOUSEHOLD AT ULTIMATE BUILDOUT
PROVIDED ON LAND USE DIAGRAMS

	Acres[8]	Jobs/Acre[1]	Total Job Potential
Community Commercial	50	10	500
Visitor Commercial	650	See Note 2	542
SPI Mill (Existing Industrial)	252	N/A	300[3]
Future Industrial[4]	171	5	855
Small Scale Resorts[5]	17 sites	10	160
Public Service[6]	505	2	1010[6]
Mining/Forest/Ag	N/A	N/A	540[7]
	Unincorporated Jobs:Household Potential = 1.07:1[9]		3907

1 Source: Cone Table 1-13, adjusted based on known local conditions explained in notes below. In general, low end of range is used to ensure that inflated figures do not result – higher jobs numbers are not likely.

2 Visitor Commercial (VC) designated land allows for motels, hotels, and restaurants and includes large acreage parcels with density restrictions which must be assumed to ensure that an inflated jobs projection does not result:

	VC Acreage	Approx OS Required by VC Land Use Designations	Jobs/ Acre	Total Jobs
Bassetts +Calpine +Downieville +Sierra City	= 65ac	- 30% OS = 45	x 5 =	225
Sierraville	635	- 90% OS = 63	x 5 =	315
	Total			540

3 Assumes some potential for expansion of the existing 203 jobs at the mill.

4 I+PSI. Acreage deletes 16-1 Mine 104 acres. (These jobs are incorporated into the mining category.) The 252 SPI mill acres are also not included. (These jobs are incorporated into the SPI mill category.)

5 Recreation designation.

6 This acreage includes parks, utilities, and all government or utility owned land. As a result, a low jobs/acre ratio is used. Current government jobs in the County total approximately 500 (1992, Source: SEDD).

7 Forest: Assumes existing 112 jobs (Source: Table 9-3). Does not include mill jobs which are included in SPI mill category.
Mining: Assumes 339 jobs based on projections in Table 11-3.
Agriculture: 88 jobs per 1990 U.S. Census.

8 Source of acreage: Buildout Calculation Tables, 5/11/93.

9 3907 jobs ÷ 3651 households as at buildout.

Table 1-16
EMPLOYMENT DENSITIES – EXISTING, "TYPICAL" AND SUGGESTED
Sierra County, June 1993
(Figures indicate the employment density per gross acre)

Type of Use	Suggested Density Range[1]	Existing Average Density	"Typical" Urban Area Densities
Commercial	5 to 15	6.2[2]	15 to 25
Office	20 to 25	6.2[2]	25 to 50
Utility	5 to 10	2.3	10 to 15
Industrial	5 to 15	0.5[3]	5 to 15
Resorts	10 emps/estab[4]	Not useful	15 to 25
Community	1 to 10	4.9	1 to 10

1 Typically density ranges one-half to two-thirds those of urban areas are suggested because of the low densities of existing development. The actual densities of development are likely to be less than these, but an upper range is suggested for land use designation text.
2 Both uses are grouped in the present land use data.
3 This density figure is low because of the large acreages designated for industrial use.
4 Again, large acreages are designated. Under these circumstances, an employment density figure may be meaningless.

SOURCE: Cone, June 1993.

Growth Inducement / Impacts

During the General Plan discussions, concerns were expressed over the potential impacts of growth:

New roads. The growth inducing aspect of new roads was a concern and is addressed in the Circulation Element policies.

Loss of agriculture. Rural/urban land use conflicts as a result of incompatible land uses, particularly residential lot sizes not typical of agricultural production operations was a concern. This issue is discussed in detail in the Agricultural Element and summarized in the Agricultural section of this Element.

Loss of timberlands. This issue is discussed under Resource Extraction in this Element and more fully in the Timber Resources Element.

Water Quality and Other Environmental Resources. These issues are summarized under Environmental Constraints in this Element and discussed in detail in a number of General Plan Elements.

Voting Patterns. Concern was expressed over the potential for the political structure of the County to experience extreme alteration due to growth. This could alter voting patterns and the balance currently in place for concerns specific to each individual area of the County. This is a legitimate concern consistent with the goals of protecting agriculture, the resource extraction portion of the economy, and the County's rural nature. As a result, the Land Use Diagrams attempt to create a balance of population similar to that currently existing (see Table 1-17 below). In recent years, the western part of the County has been experiencing a much lower growth rate than the eastern section. Actual growth rates will need to be monitored for continued balance and additional programs developed if the balance begins to shift markedly.

Table 1-17
SIERRA COUNTY POTENTIAL GROWTH PATTERNS

	Existing (1990)[1] (Includes Loyalton)		Potential[2] At ultimate buildout (includes Loyalton)	
	West	**East**	**West**	**East**
DUs	42%	58%	45%	55%
Population	39%	61%	38%	62%

1 1990 Census in Cone, June 1993 Table A-3.
2 Cone, June 1993 Table A-7

Development Form / The Land Use Diagrams

The following steps were used to create the Land Use Diagrams:

Step 1
Alternatives Consideration and Selection Concept

The development form the County will take at buildout of the General Plan is one of the most basic subjects of land use policy. A number of land use alternatives were discussed throughout the planning process centered around the following concepts:

1. Existing General Plan
2. Commuter Oriented Growth Alternative – reinforce existing communities with emphasis to growth around western communities and Pike.

3. "Little Change" Alternative – reinforce existing communities and small scale recreational resort development; and add adequate industrial diversification.

4. "Large Scale Recreational Development" Alternative – reinforce existing communities and provide for development of one or more large scale recreational developments.

Alternative 3, the "Little Change" alternative was selected. The Land Use Diagrams reflect this concept — existing zoning was adjusted to ensure that the projected land use needs for growth expected during the Plan period (to 2012) would be available. (Existing zoning was used as a base because the previous land use designations were very general — combining the more intense land uses such as smaller lot residential and commercial designations into an Urban Area designation.)

Step 2
Constraints

To implement this concept, Constraints Diagrams were prepared for the entire County and for each individual community. The following constraints were considered and a number of them are mapped on the Land Use Diagrams.

- Existing developed land uses
- Sensitive biotic resources
- Active earthquake faults
- Slope (over 25%)
- Federal ownership
- Existing parks, schools, solid waste, and other public facilities
- Existing zoning
- TPZ lands
- Agricultural land
- Stream corridors and lake shores
- Scenic corridors
- Recharge areas
- Special treatment areas
- Floodplains
- Wetlands

Step 3
Community Core / Community Influence Areas

The previous Plan clustered development into Urban Areas (implemented by the Community Expansion Area zoning) surrounding existing communities. This concept has been carried forward in the new Land Use Diagrams. The previous Urban Areas have been decreased in size because they were larger than necessary (they would have provided for a population of approximately 30,000). In addition, the previous Urban Areas did not fully recognize environmental constraints. Based on the constraints as well as existing

parcelization, Community Core Areas and Community Influence Areas were delineated. The Land Use Diagrams for each community were refined after input at public workshops in each community. The Community Core Areas include more intense land uses (such as Commercial) and residential densities from Multiple Unit (8-12 units/acre) up to 10 acre lots. Community Influence Areas surround the Community Cores when appropriate and provide for larger lot sizes (over 10 acres to 40 acres) which require a lesser level of public facilities but which would not be appropriate in resource production and protection areas. Outside this area, no new lot splits would be allowed. The intent is to:

- Provide ample area for growth projected with the Community Core and Community Influence Areas
- Provide for the most cost effective provision of public facilities and services
- Avoid environmental constraints
- Build on existing communities and encourage compact, non-sprawling communities.

Fairly intense land uses such as Industrial and Recreation which can operate in a relatively free-standing manner somewhat independent of public facilities and services are also allowed outside the Community Areas.

A system of overlay designations has also been created. In these areas, the underlying uses and densities of the base district apply, with adjustments and special treatment as called for in the overlay. In many cases, specific policies accompany the overlay for a particular area such as Historic Preservation, Scenic Corridor, Noise, and Floodplain.

Step 4
Target Land Use Acreage

Within the Community Core and Community Influence Areas, land use designations were then allocated which will be needed to provide for the 1.4% annual growth rate projected for the unincorporated area. (See Land Use Needs discussion and Table 1-11.)

Step 5
Use of Existing Zoning as a Guide

Existing Zoning was used as a guide, the intent was to merely adjust existing

zoning to provide for the projected land use needs. However, some land use categories had very little vacant land (such as Industrial, Commercial, and Multi-Family). As a result, new areas for these uses were provided. For example, a great need for new multi-family land was not seen in the Housing Element (only 7.8 vacant acres remained under existing zoning) but some will be necessary. An attempt was made to provide for at least one acre of this land use in each community or the equivalent within that sector of the County. Industrial land was provided on the east and west sides of the County, rather than community-by-community; some communities do not have appropriate unconstrained land available.

Step 6
Proposed Land Use Designation Categories

To implement policies in the various elements of the General Plan and the land use needs described in this Element, the land use designation categories selected to be used in the Plan follow and described specifically in the Goals, Policies and Implementation Measures table.

The Land Use Diagrams include a countywide map and blowups for each community. The diagrams and countywide buildout calculations are located at the end of this Land Use Element text before the policy table. (Table 1-18 and Figures 1-2 to 1-17). Individual Community buildout calculation tables are located in the Background Report.

Individual Communities

Individual Land Use Diagrams were created for each community guided by the overall Community Core/Community Influence Area concept and input at community meetings. Each Community Land Use Diagram is briefly described below. Key issues which were raised and how they are reflected on the Land Use diagram are listed in the Background Report.

Calpine

The Calpine Land Use Diagram calls for the existing commercial core supplemented by Community Commercial and Visitor Commercial uses at Calpine Road and Highway 89. The Community Core extends southward where the parcelization pattern already relates well to the Core. The Community Influence Area includes larger parcel sizes and Open Space in the Fletcher Creek Meadow.

Downieville

The Downieville Land Use Diagram delineates the original townsite as the Community Area. Existing uses and parcelization patterns are generally

reflected in the land use designations. Some additional 20 acre parcelization is allowed within the Community Influence Area.

Sierraville Only a Community Core is delineated in Sierraville (no Community Influence Area) because of the desire to protect agricultural lands as well as the floodplain constraint.

Sierra City Existing land uses and parcelization patterns are generally reflected on the Sierra City Land Use Diagram.

Pike The Pike Community Core allows 5-10 acre parcels consistent with existing parcelization.

Sattley The existing Sattley community is centered around the store and firehouse at the crossroads of Highway 89 and Westside Road. As a result, the Community Core is focused around this corner. Though the area is within the Valley Floor, some growth potential is allowed generally using Highway 89 and the 5000 foot contour above the cemetery (where saturated soil is obvious) as Agricultural delineators. A potential park site is shown adjacent to the cemetery as well as cemetery expansion room. North of the mill site a relatively developable area with a reasonable physical relationship to the crossroads is included in the Community Core. However, a PD Overlay requires clustering of dwelling units. Further to the northwest, a Community Influence area is delineated.

Outside Loyalton The City of Loyalton is considered the main core of the Loyalton area, with the ability to provide city services and a traditional role in this capacity. However, three unincorporated areas were added to the core to provide additional area for multi-family development, park expansion, and 5-10 acre parcels where similar parcelization has already occurred extending east on Highway 49. These areas could be appropriate for incorporation in the future.

Sierra Brooks Sierra Brooks is considered a separate community because of its residential density and definable character. The Community Core does not exceed the subdivision boundaries because of the constraint of the surrounding wildlife preserve. In addition, there is substantial growth potential remaining via undeveloped lots in the subdivision. A Recreation/Residential (5-10 acre minimum) PD is shown on Occidental lands just northwest of Sierra Brooks.

Goodyears Bar The existing townsite and the potential USFS townsite purchase/exchange

area extending northward along Goodyears Road make up the Community Core. No Community Influence area is shown because adequate growth potential exists in the Core and TPZ and federal lands generally constrain additional expansion.

Alleghany

The Alleghany land use map generally reflects existing land uses in the town proper. To ensure protection of the 16 to 1 mine from encroachment by incompatible land uses and to allow for related employment generating uses, the mine property is designated Industrial. Additional Industrial land is also provided along Hell's Half Acre Road.

Bassetts

The existing Bassett's station area, Green Acres subdivision, and key associated parcels are designated as the Community Core. No Community Influence area is shown because of the critical recreational and aesthetic value of this entry to the Gold Lakes basin.

Indian Valley

Indian Valley has the characteristics of a Community Core and received this designation. The lodge/store area and vicinity is designated Visitor Commercial allowing for visitor uses. A small area which is privately owned is designated for 1/2 acre lots. If the Forest Service dedicates the remainder of the area to the County in the future, parcel sizes should be determined which would be appropriate to the physical constraints. Until then, the remaining area is designated Forest to act as a holding zone.

Forest

Forest is a designated 80 acre Community Core to recognize its status in the County. However, because it is under federal ownership, no detailed land use designations are provided. This mining town is an in-holding on lands under National Forest jurisdiction. Administration of land uses is controlled by federal special use permits while the USFS and the community pursue national Register status.

Relationship to Other Elements

The Land Use Diagrams were formulated using Constraints Diagrams which reflect constraints mapped during development of the various elements of the General Plan. In addition, creation of the Land Use Diagrams were directed by relevant policies in other elements of the General Plan including:

- Floodplain, stream, and river setback policies.
- Housing Element target housing density mix.
- Economic/jobs goals/policies.

— Historic preservation policies.
— Agricultural land protection policies.
— Mineral management policies.
— Noise policies.

Related Plans

National Forest Plan

The three Plans which guide the use of the vast National Forest in Sierra County have a great impact on the recreational visitation, resource management, and the economy of Sierra County. These Plans are discussed in each Element of the General Plan relative to the main issues in each Element.

Quincy Library Group

The Quincy Library Group deliberations and consensus decisions also guide management practises on National Forest lands and are discussed in the Timber Resources element.

Regional Land Use Plans and Regulations

Sierra County is positioned among the California counties of Plumas, Yuba, and Nevada and the State of Nevada. Much of the contiguous areas of these counties is in public ownership. However, areas of private land do exist. The land use plans for these areas provide for:

Nevada County ~ To the south, the portion of Nevada County bordering Sierra County is largely under Forest designations with 40 acre minimum parcel sizes. The North San Juan area, located approximately 5 miles southwest of Sierra County includes limited areas designated Neighborhood Commercial, Residential Low Density (1.5 acre minimum), Rural (10-30 acre minimum) and Estate (3-10 acre minimum).

Plumas County ~ Plumas County lies north of Sierra County. Plumas County is divided into eight planning districts. The Middle Fork, Mohawk, and Sierra Valley planning districts contain the land uses adjacent to Sierra County. Land use designations are primarily resource production related: Timber, Agricultural Preserve, and Timber Production Zone (TPZ). Limited areas of residential designations ranging in density of 1 to 20 acre minimum lot sizes are located north of Loyalton, Gold Lake, and Port Wine Ridge.

Yuba County ~ Yuba County borders western Sierra County. Land use designations along this border are Timber Preserve (160 acre minimum) and Rural Residential (10 acre minimum). Yuba County is currently in the process of updating its general plan; the initial concept for the Rural Residential designation would raise the minimum parcel size to 20-40 acre minimum.

Lassen County ~ Lassen County borders the northeast corner of Sierra County in the Hallelujah Junction area. The land use designations proposed adjacent to Sierra County include Agricultural/Residential (20-40 acre minimum lot size) and Open Space (public lands).

State of Nevada ~ Nevada's Washoe County borders the eastern boundary of Sierra County. Washoe County is divided into fifteen planning areas; the Verdi and North Valley planning areas are adjacent to Sierra County. Relatively suburban land use designations are proposed along the US 395 and Interstate 80 corridors. These areas include Low and Medium Density Suburban designations (3-7 du/acre) and Industrial and Commercial designations. Outside the highway corridors, minimum lot sizes are 40 acres (General Rural designation).

Assumptions

1. The unincorporated area of the County is expected to grow at approximately 1.4% annually for the Plan period. The City of Loyalton is expected to grow at a slower rate and not substantially increase its boundaries.

2. Development of federal lands by federal or federally sponsored interests have impacts upon the County infrastructure.

3. The extent of federal land will continue to limit private developable land in the County.

4. Residents will continue to value a rural lifestyle.

5. Single-family development will continue to predominate residential construction with a high percentage of seasonal homes.

6. Expansion and retention of existing economic and employment opportunities is highly anticipated.

7. Agriculture, forestry, and mineral extraction land uses will continue to be important to the County economically and related to lifestyle concerns.

8. Major new regional circulation improvements are not expected.

9. Avoidance of residential sprawl is beneficial in reducing public facility costs, protecting natural resources, and ensuring a rural lifestyle.

10. Attraction of major new industries and retail services is limited due to remoteness from major markets and transportation routes.

Table 1-18

SIERRA COUNTY GENERAL PLAN POTENTIAL BUILDOUT CALCULATIONS
(Proposed + Existing Land Uses)
(7/96)

Land Use Designation	Acreage Total by Land Use Category	Existing Undeveloped Parcels Non-Residential	Dwelling Unit Count			
			Existing Undeveloped Parcels Avail. for Residential	Existing Dwelling Units	Potential New Splits for Residential	Maximum Total by Land Use Category
RR 1/2X	405.95		309	150	0	459
RR 1/2 or 1/2 -1	498.56		271	556	330	1157
R 1.5	599.12		35	47	257	339
R 2.5	400.43		N/A	0	136	136
R-2-5	493.95		43	65	145	253
R-5	146.01		15	33	11	59
R-5-10	1932.5		90	56	260	406
R-10-20	0		0	0	0	0
R-10	208.89		7	5	12	24
R-10 (SC)	0		0	0	0	0
R-20	89.56		0	0	5	5
R-20-40	903.86		22	12	49	103
R-20X	77.86		2	2	0	4
R-40	182.11		7	0	0	7
MUR (8-12 du/ac)	65.2		16	172	447	635
Second Units[7]	0				244	400
Total Residential	6,004.0	0	817	1,098	1,896	3,987
PS	505.86	10		1		1
I	444.59	3		0		0
PS/I	83.13	2		0		0
PD-VC- (5ac MUR)	449.84	0		2	58	60
CC	49.74	4		30	0	30
VC	199.78	1		16	0	16
OS	32704	9		5	0	5
OS20	141.59	0	0	0	7	7
OS160	806.25	0	0	0	5	5
REC	1298	4	0	0	0	0
AG / DEST. RESORT	56464	0	0	5	87	92
Forest	486826	304	623	593	0	1216
Total Non-Residential	**579,973.0**	**337**	**623**	**652**	**157**	**1,710**
Other Ac (Rds)	**400**					
UNINCORPORATED	**586,377.0**	**337**	**1,440**	**1,750**	**2,053**	**5,677**
LOYALTON	**221**	**n/a**	**n/a**	**398**	**121**	**519**
UNINCORPORATED + LOYALTON	**586,598.0**	**n/a**	**1410**	**2,148**	**2,174**	**6,216**

AG Parcels = No lot splits assumed
Built = Acreage already developed
DU = Dwelling Unit N/A = Not Available Vcnt = Vacant
Existing DUs = Based on 1992 Planning Department Land Use Survey Communities
Forest = No lot splits assumed.
Potential New Parcels + DUs = Potential new parcels and dwelling units calculated by determining area within each existing lot which could be split consistent with proposed land use designation

[1]1990 Census DUs unincorporated area – existing DUs in communities from Land Use Survey.
[2]Estimated by acreage.
[3] 1990 U.S. Census
[4]Loyalton Housing Element, 1988, p.19 + 7.5% Second Units = (113+8=121)
[5]Number of existing parcels estimated by: Existing Total County parcels - existing parcels in all other designations - Bassetts and Goodyears Bar USFS land (already tabulated in proposed land uses)
[6]Assumes 1 dwelling unit ea parcel except for 305 TPZ parcel lands where no units assumed.
[7]Approx. 7% of ultimate units based on current activity rate of 5/yr x 80 yrs = approx. 400 units in unincorp county
[8]Clustering and transfer of development rights encouraged to reduce impacts to and total in Sierra Valley

COUNTY-WIDE TOTALS

Table 1-19
SIERRA COUNTY GENERAL PLAN
POTENTIAL POPULATION AT BUILDOUT

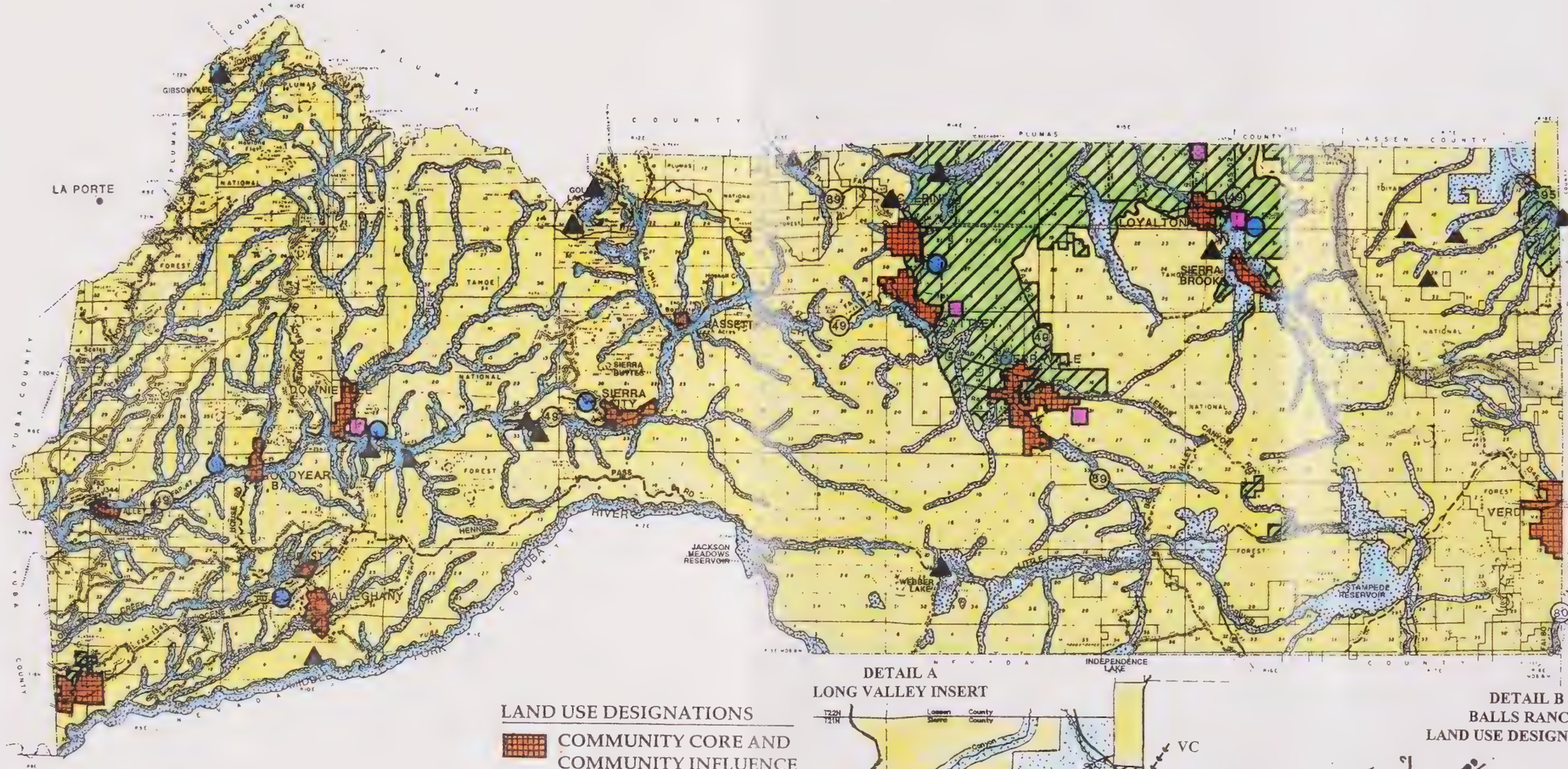
	1990[1] Population	**Potential 2012 Population[1]**	Potential Population[3] @ Ultimate Buildout (Approx 80 yrs)
Unincorporated Area	2387	2,896[2]	8,726[3]
City of Loyalton	931	1,214	1,240
Total County	**3,318**	**4,110**	**9,966**

1 1990 US Census, See Table 1-7a.
2 See Table 1-7b
2,3 Assumes 35% of all new units will be seasonal housing per draft Housing Element, p. 1-6 and 2.39 persons/year round household, draft Housing Element p. 23) in unincorporated area. Seasonal housing not assumed in Loyalton.

LAND USE DESIGNATIONS BY PARCEL NUMBER

November 1993

APN	Total Acreage (Ac)	Existing Zoning	Requested G.P. Designation
16-120-07	600	TPZ	A, R
16-120-08	40	TPZ	A
21-030-02	160	TPZ	A
21-030-03	640	TPZ	A, F
21-030-05	640	TPZ, GF	A, R
21-030-06	640	TPZ, GF	A, F, R
21-030-07	640	TPZ	A,F
21-040-01	640	TPZ	A
21-040-16	610.6	TPZ, GF	A, F
21-040-17	29.4	TPZ	F
21-050-01	120	TPZ	R
21-050-03	640	TPZ	F, R
21-050-09	360	TPZ	F, R
21-050-11	320	TPZ	F
21-050-13	278.6	TPZ	F, R
21-050-14	360	TPZ	R
21-060-01	640	TPZ	F
21-060-10	320	TPZ	F
21-100-04	40	TPZ	A



NOTE: PLEASE SEE COMMUNITY MAPS FOR LAND USE DESIGNATION IN COMMUNITY AREAS.

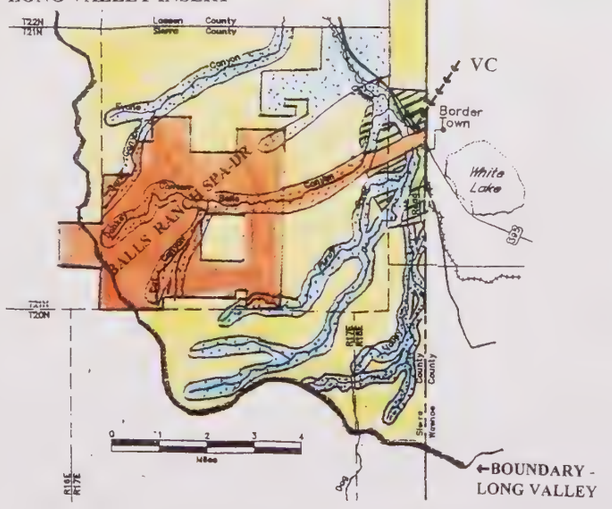
SCALE IN MILES

0 1 2 3 4 5 6

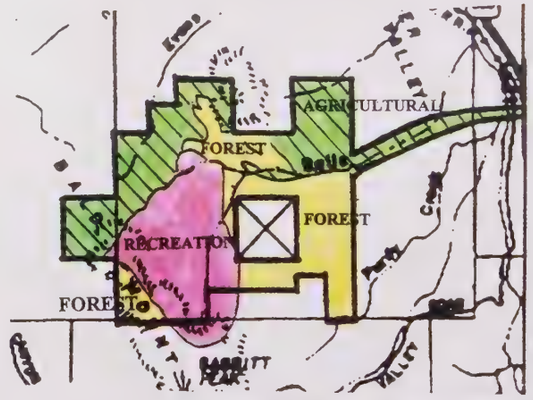
LAND USE DESIGNATIONS

- COMMUNITY CORE AND COMMUNITY INFLUENCE AREAS (See blow-up maps)
- AGRICULTURAL
- OPEN SPACE
- FOREST
- RECREATION
- INDUSTRIAL
- PUBLIC SERVICE
- VISITOR COMMERCIAL
- BALLS RANCH SPA-DR

DETAIL A
LONG VALLEY INSERT

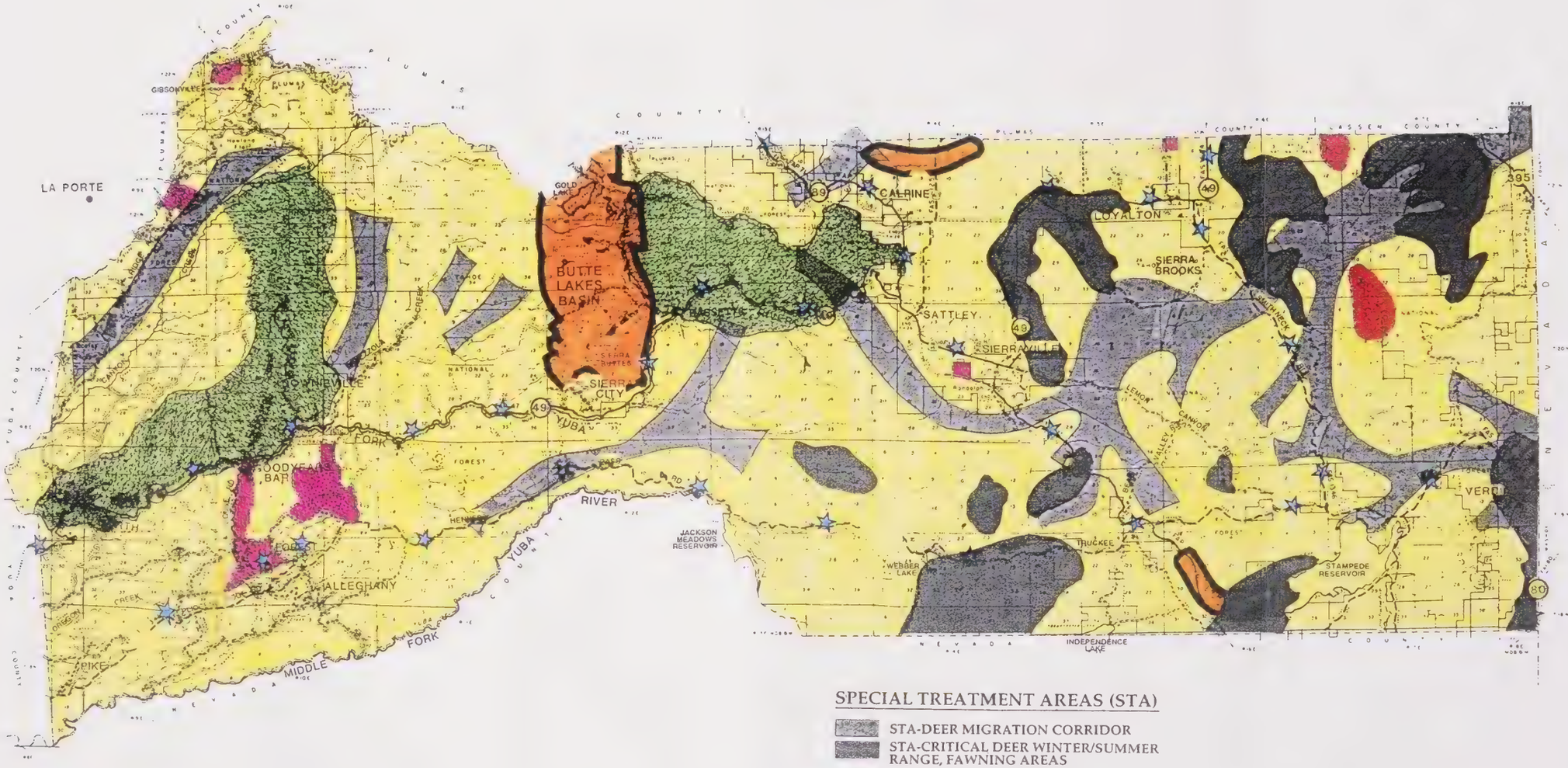


DETAIL B
BALLS RANCH
LAND USE DESIGNATIONS



(See page 1-35a for specific parcel listing.)

Figure 1-2
COUNTYWIDE LAND USE DESIGNATIONS
SIERRA COUNTY
CALIFORNIA



SPECIAL TREATMENT AREAS (STA)

- STA-DEER MIGRATION CORRIDOR
- STA-CRITICAL DEER WINTER/SUMMER RANGE, FAWNING AREAS
- STA-CONSTRAINED LANDS
- STA - WASHOE PINE FOREST
- STA-SC (SCENIC CORRIDOR)
- STA-ME (MINERAL EXTRACTION)
- STA - OLD GROWTH FOREST

SCALE IN MILES

0 1 2 3 4 5 6

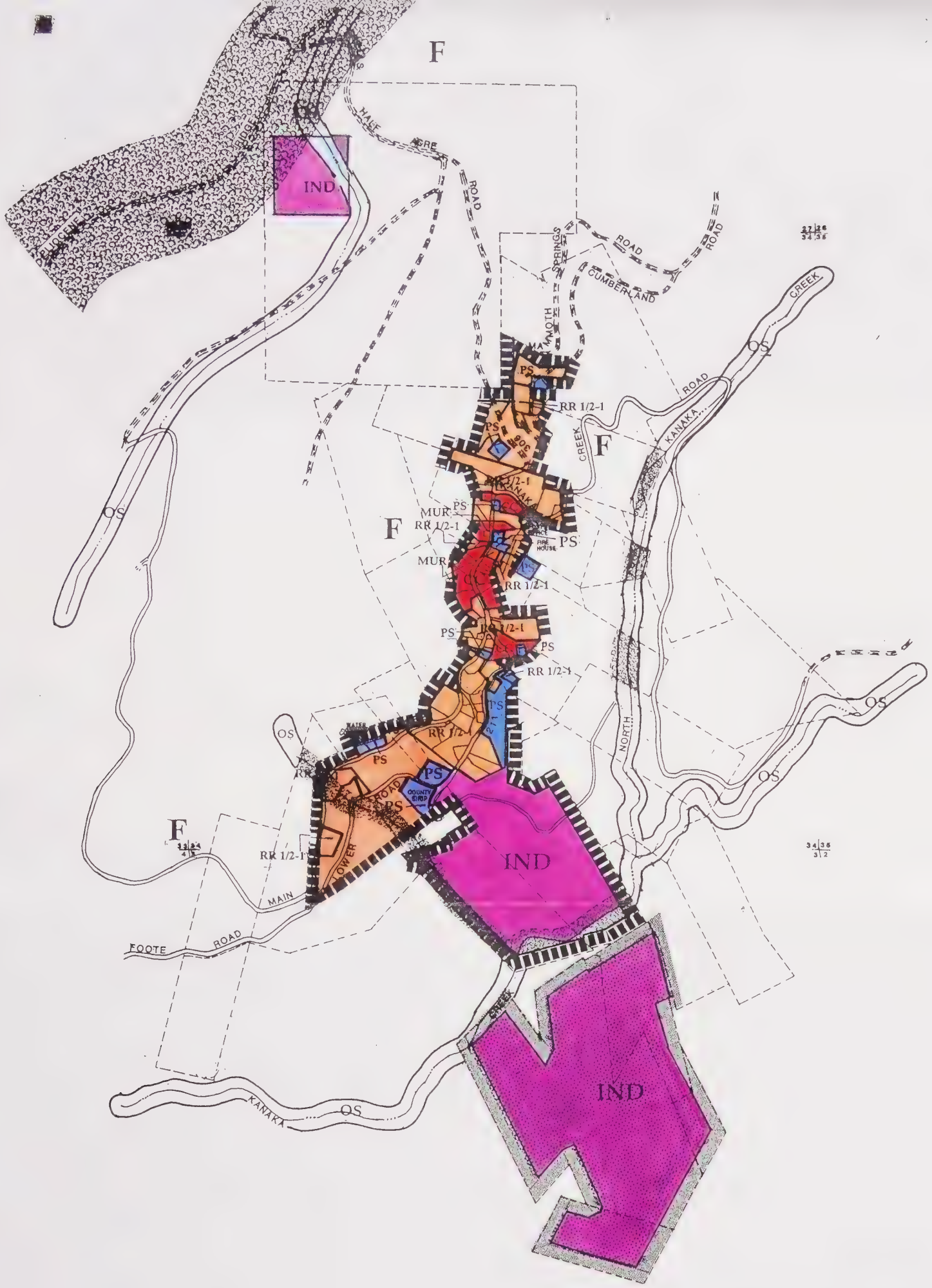
SIERRA COUNTY GENERAL P·L·A·N

Figure 1-3

COUNTYWIDE SPECIAL TREATMENT AREAS

SIERRA COUNTY

CALIFORNIA



LAND USE DESIGNATIONS

MUR	MULTIPLE UNIT RESIDENTIAL (8-12 DU/AC)	
R	RURAL	Lot size noted
RR	RURAL RESIDENTIAL (Lot size noted)	
IND	INDUSTRIAL	
CC	COMMUNITY COMMERCIAL	
PS	PUBLIC SERVICE	
REC	RECREATION	
OS	OPEN SPACE	
F	FOREST	
	COMMUNITY CORE	
	COMMUNITY INFLUENCE	

SPECIAL TREATMENT AREAS (STA)

- STA-STREAM ZONE
- STA-SC (SCENIC CORRIDOR)
- STA-ME (MINERAL EXTRACTION)

0 120 300 600 1200

SIERRA COUNTY GENERAL P·L·A·N

Figure 1-4

TOWNSITE OF

ALLEGHANY

SIERRA COUNTY, CALIFORNIA



DRAFT 5/93

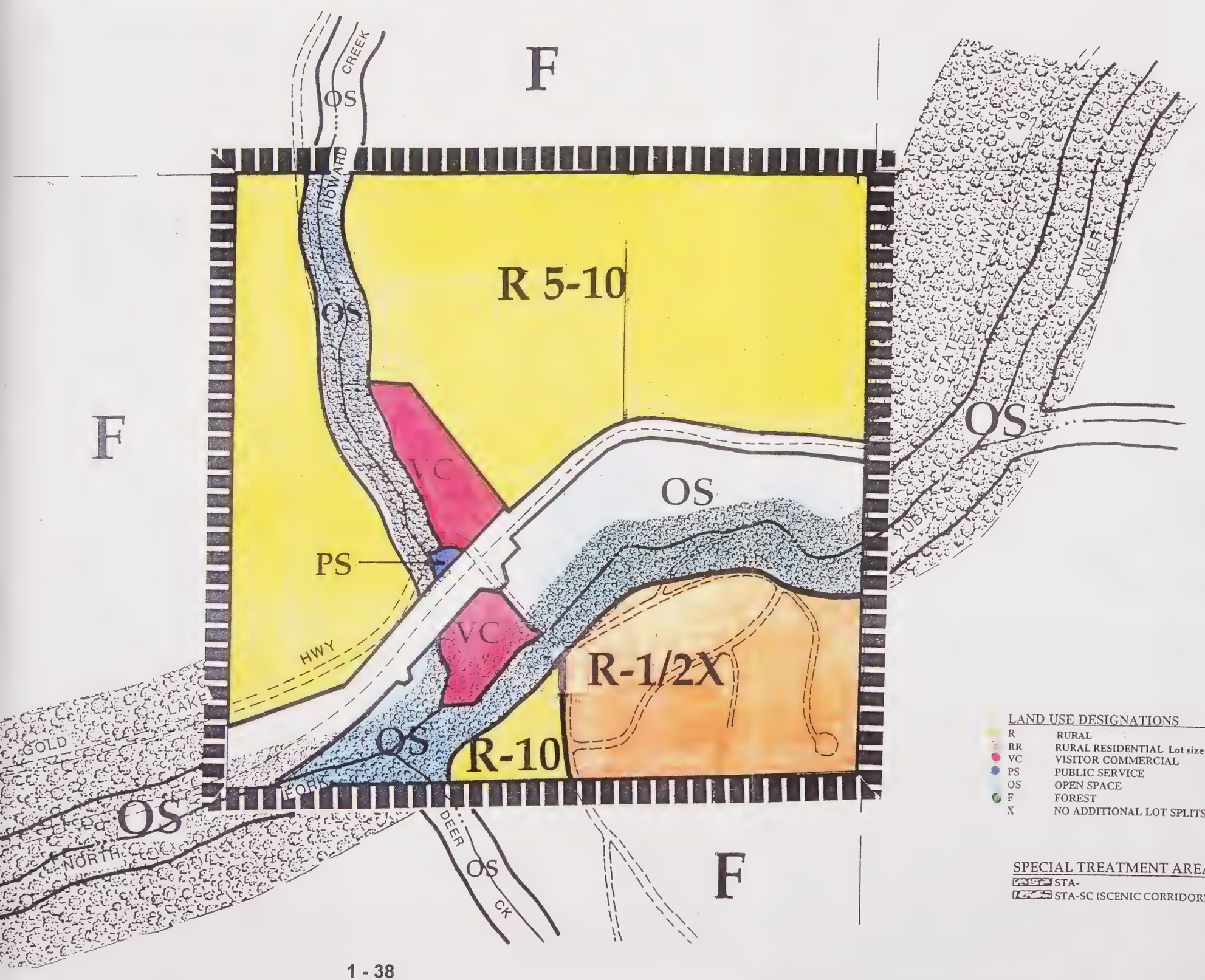
SIERRA COUNTY GENERAL P·L·A·N

FIGURE 1-4a

TOWNSITE OF

ALLEGHANY

SIERRA COUNTY, CALIFORNIA



LAND USE DESIGNATIONS

R	RURAL
RR	RURAL RESIDENTIAL Lot size noted
VC	VISITOR COMMERCIAL
PS	PUBLIC SERVICE
OS	OPEN SPACE
F	FOREST
X	NO ADDITIONAL LOT SPLITS PERMITTED

SPECIAL TREATMENT AREAS (STA)

STA-

STA-SC (SCENIC CORRIDOR)

Figure 1-5

TOWN OF

BASSETTS

SIERRA COUNTY, CALIFORNIA

SIERRA COUNTY GENERAL P·L·A·N



1-38a

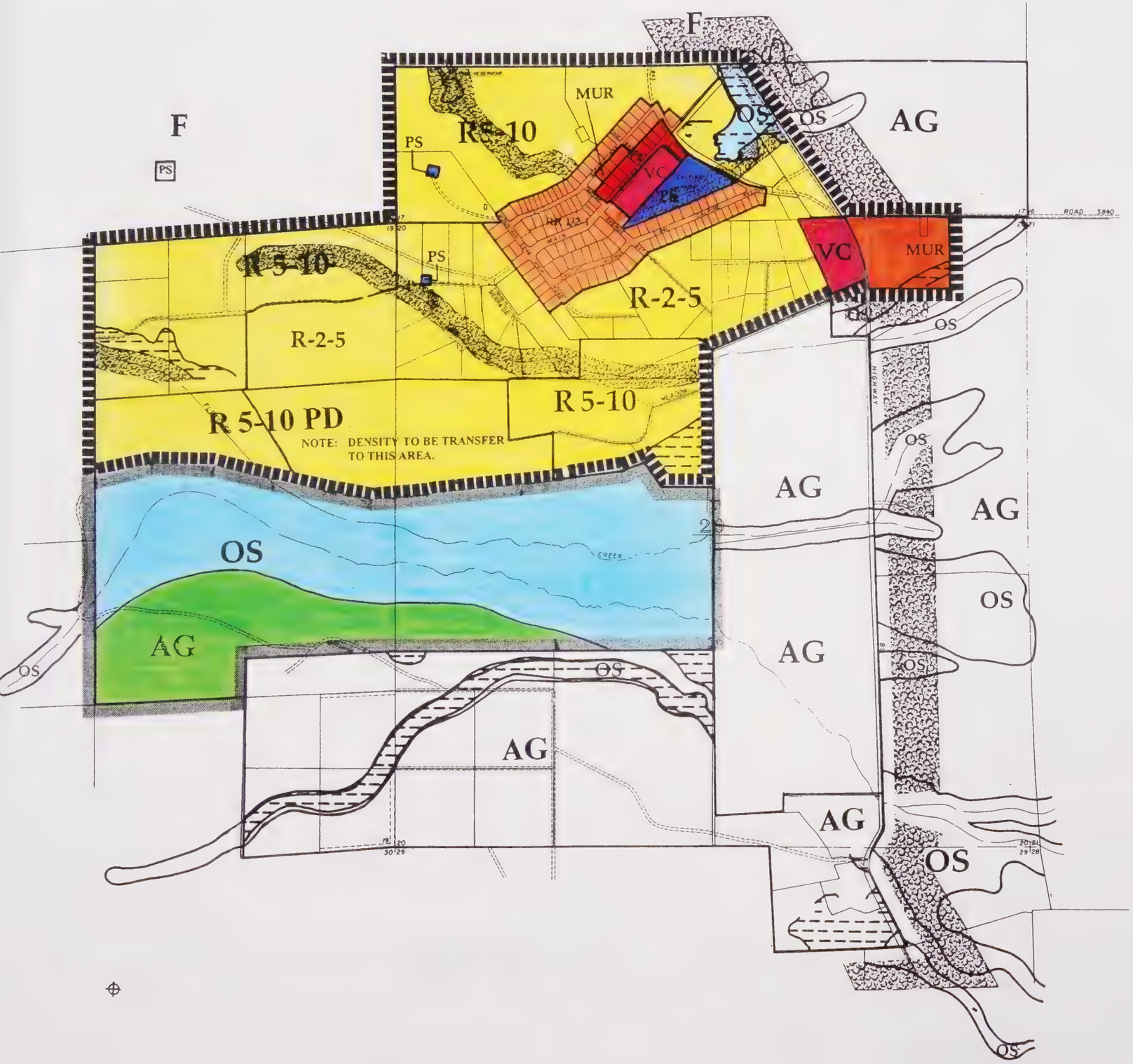
SIERRA COUNTY GENERAL P·L·A·N

FIGURE 1-5a

TOWN OF

BASSETTS

SIERRA COUNTY, CALIFORNIA



LAND USE DESIGNATIONS

MUR	MULTIPLE UNIT RESIDENTIAL (8-12 DU/AC)
R	RURAL (LOT SIZE NOTED)
RR	RURAL RESIDENTIAL (Lot size noted)
CC	COMMUNITY COMMERCIAL
VC	VISITOR COMMERCIAL
PS	PUBLIC SERVICE
OS	OPEN SPACE
AG	AGRICULTURAL
F	FOREST
	COMMUNITY CORE
	COMMUNITY INFLUENCE
PD	PLANNED DEVELOPMENT

SPECIAL TREATMENT AREAS

- STA-STREAM ZONE
- STA-SC (SCENIC CORRIDOR)
- STA-W (WETLANDS)

0 160 400 800 1600

Figure 1-6
TOWN OF
CALPINE
SIERRA COUNTY, CALIFORNIA

SIERRA COUNTY GENERAL P·L·A·N

CONSTRAINTS

- STATE/FEDERAL LAND
- TPZ LAND
- 60 dB Ldn NOISE CONTOUR
- VALLEY FLOOR

0 160 400 800 1600

FIGURE 1-6a

TOWN OF

CALPINE

SIERRA COUNTY, CALIFORNIA

SIERRA COUNTY GENERAL P·L·A·N

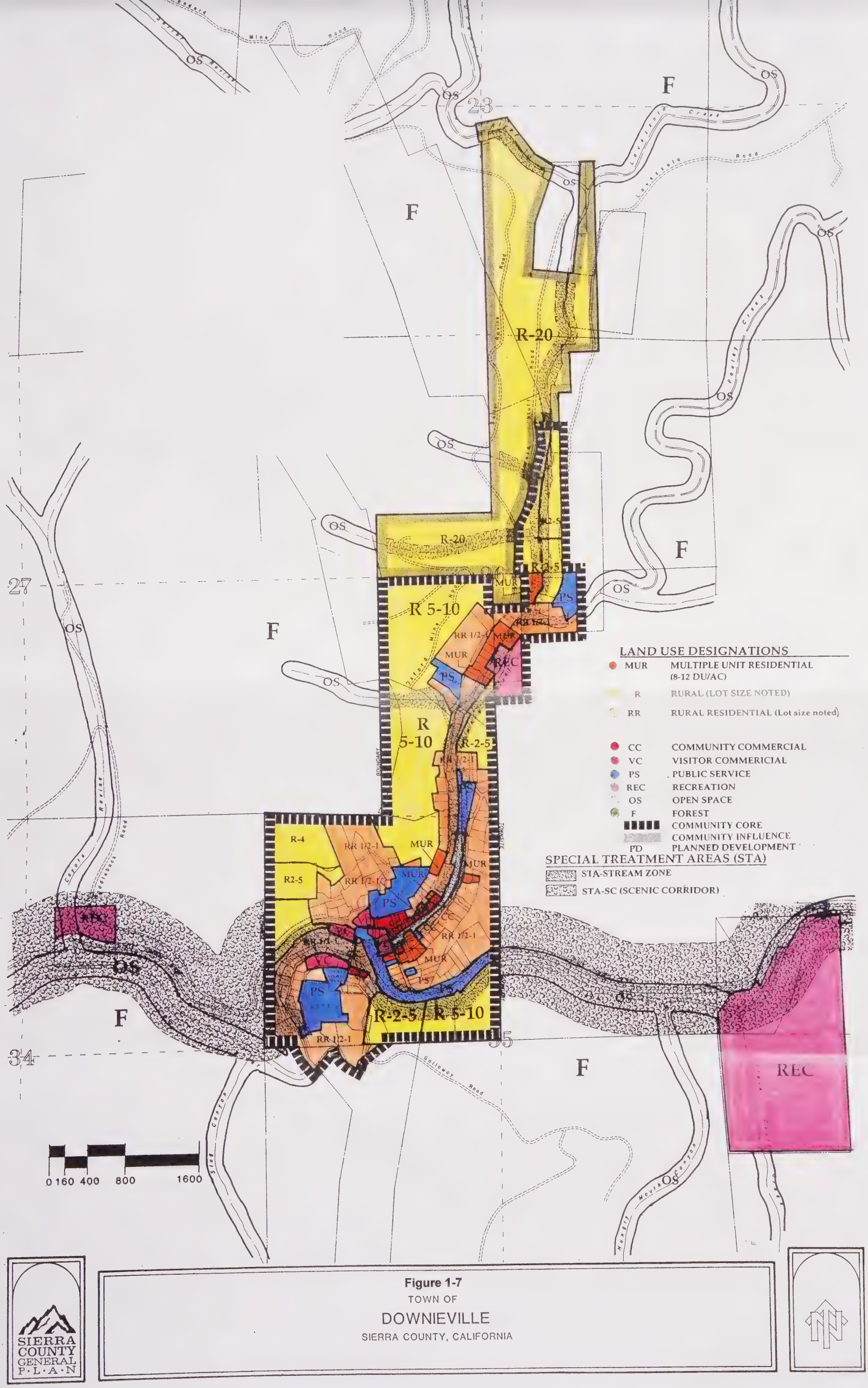


Figure 1-7

TOWN OF

DOWNIEVILLE

SIERRA COUNTY, CALIFORNIA

SIERRA COUNTY GENERAL P·L·A·N

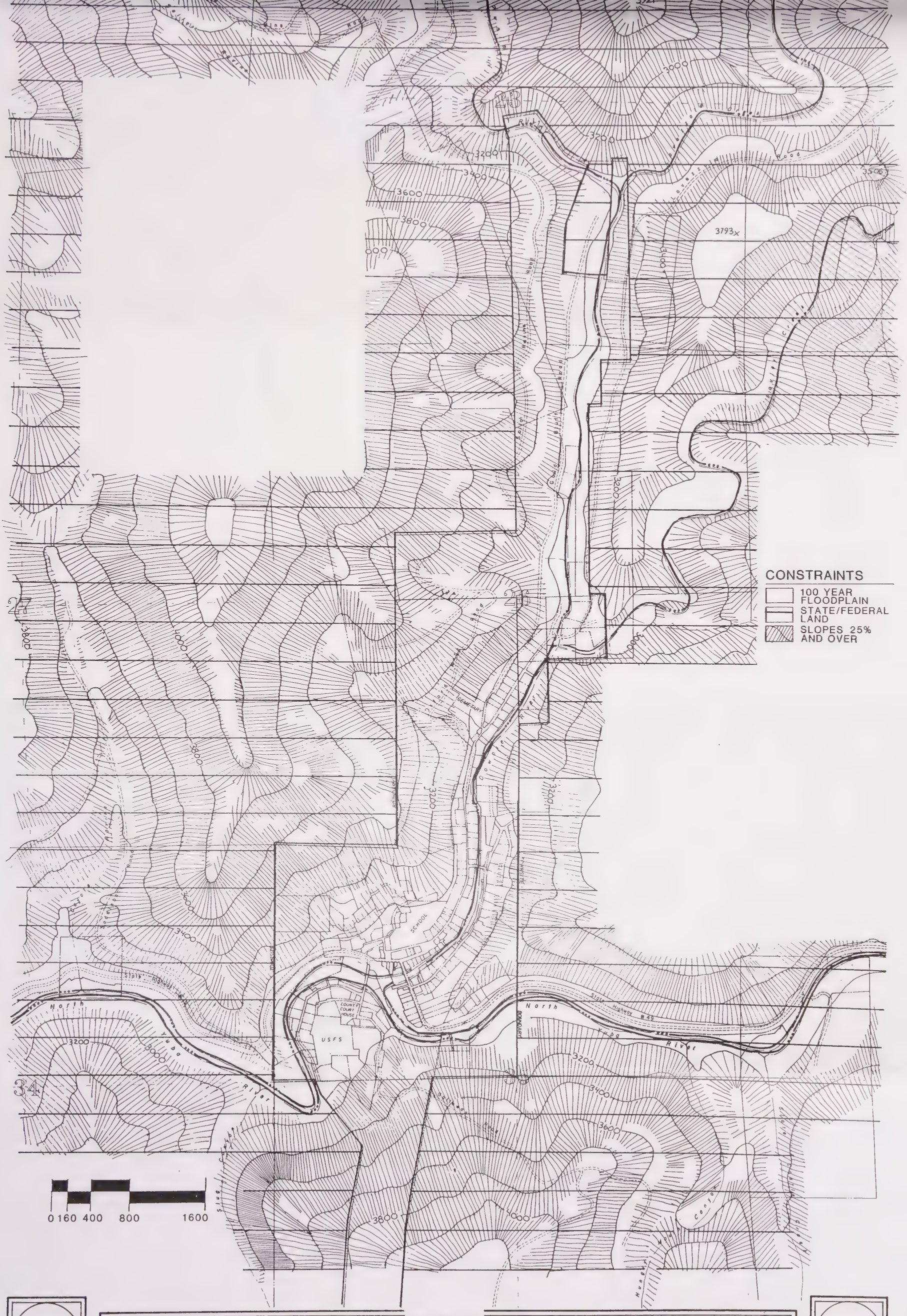


FIGURE 1-7a

TOWN OF

DOWNIEVILLE

SIERRA COUNTY, CALIFORNIA

SIERRA COUNTY GENERAL P·L·A·N



LAND USE DESIGNATIONS

RR	RURAL RESIDENTIAL	Lot size noted
PS	PUBLIC SERVICE	
OS	OPEN SPACE	
F	FOREST	

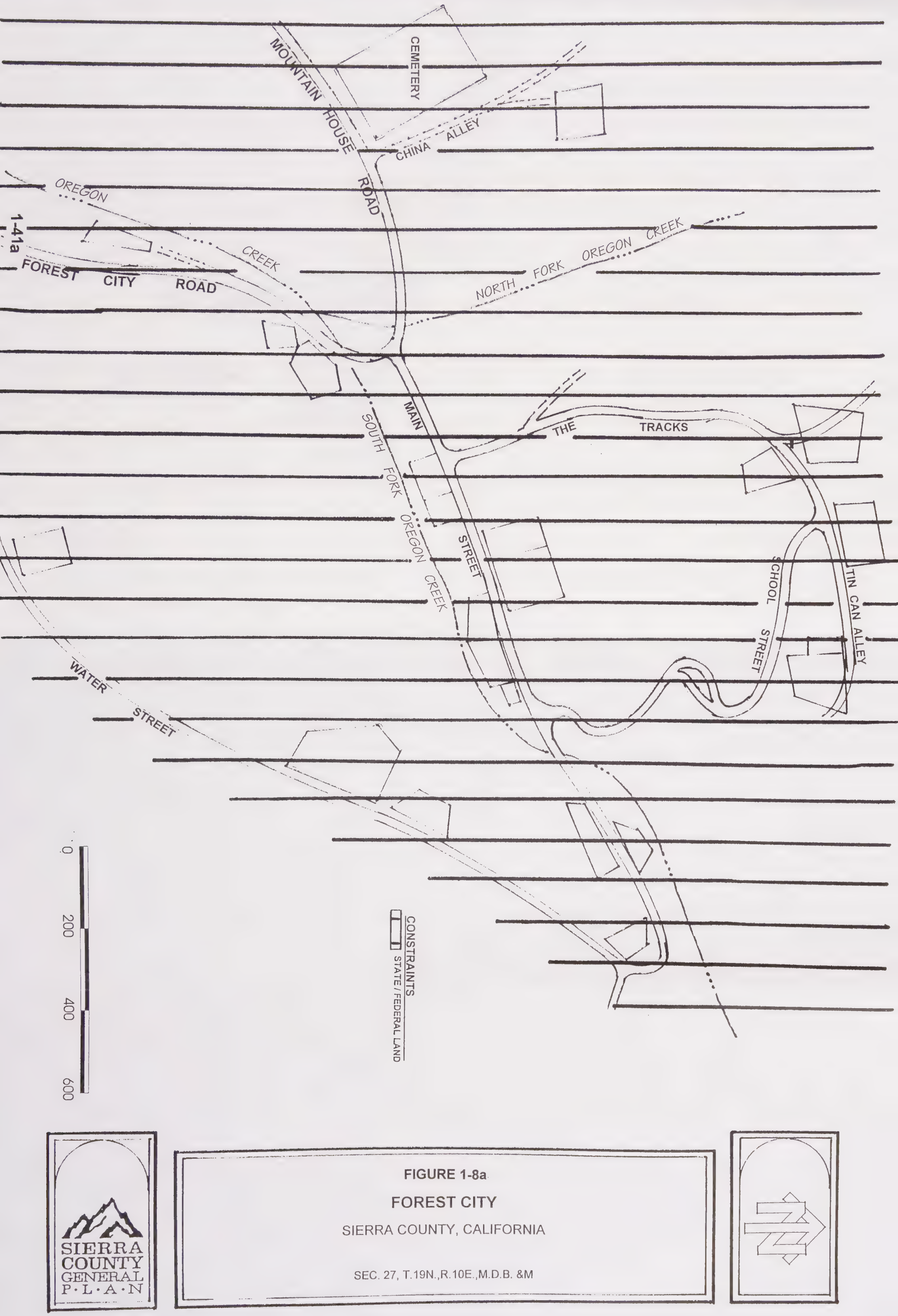
SPECIAL TREATMENT AREAS (STA)

STA-STREAM ZONE

0 200 400 600

Figure 1-8
FOREST CITY
SIERRA COUNTY, CALIFORNIA
SEC. 27, T.19N.,R.10E.,M.D.B. &M

SIERRA COUNTY GENERAL P·L·A·N



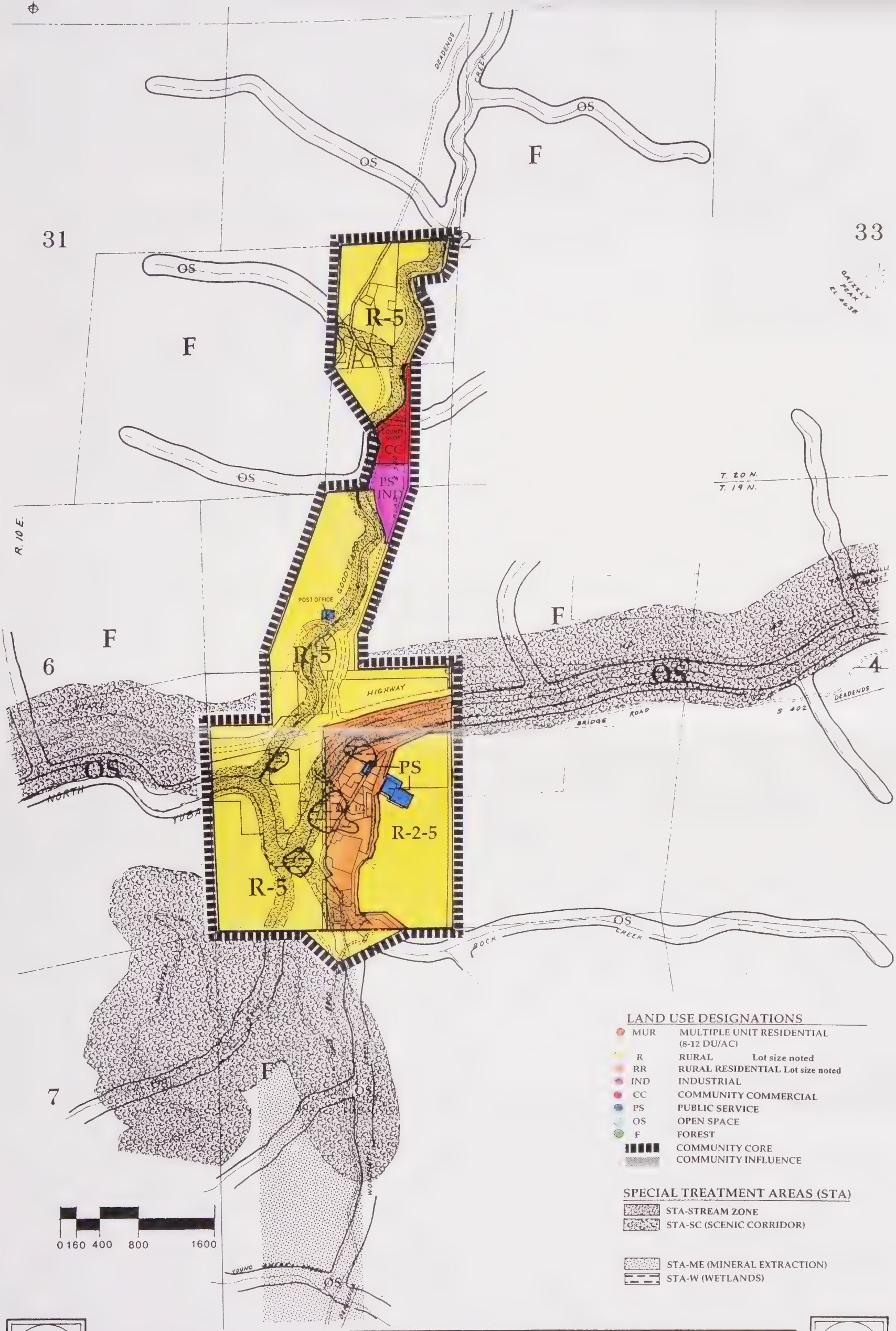
SIERRA COUNTY GENERAL P·L·A·N

FIGURE 1-8a

FOREST CITY

SIERRA COUNTY, CALIFORNIA

SEC. 27, T.19N.,R.10E.,M.D.B. &M



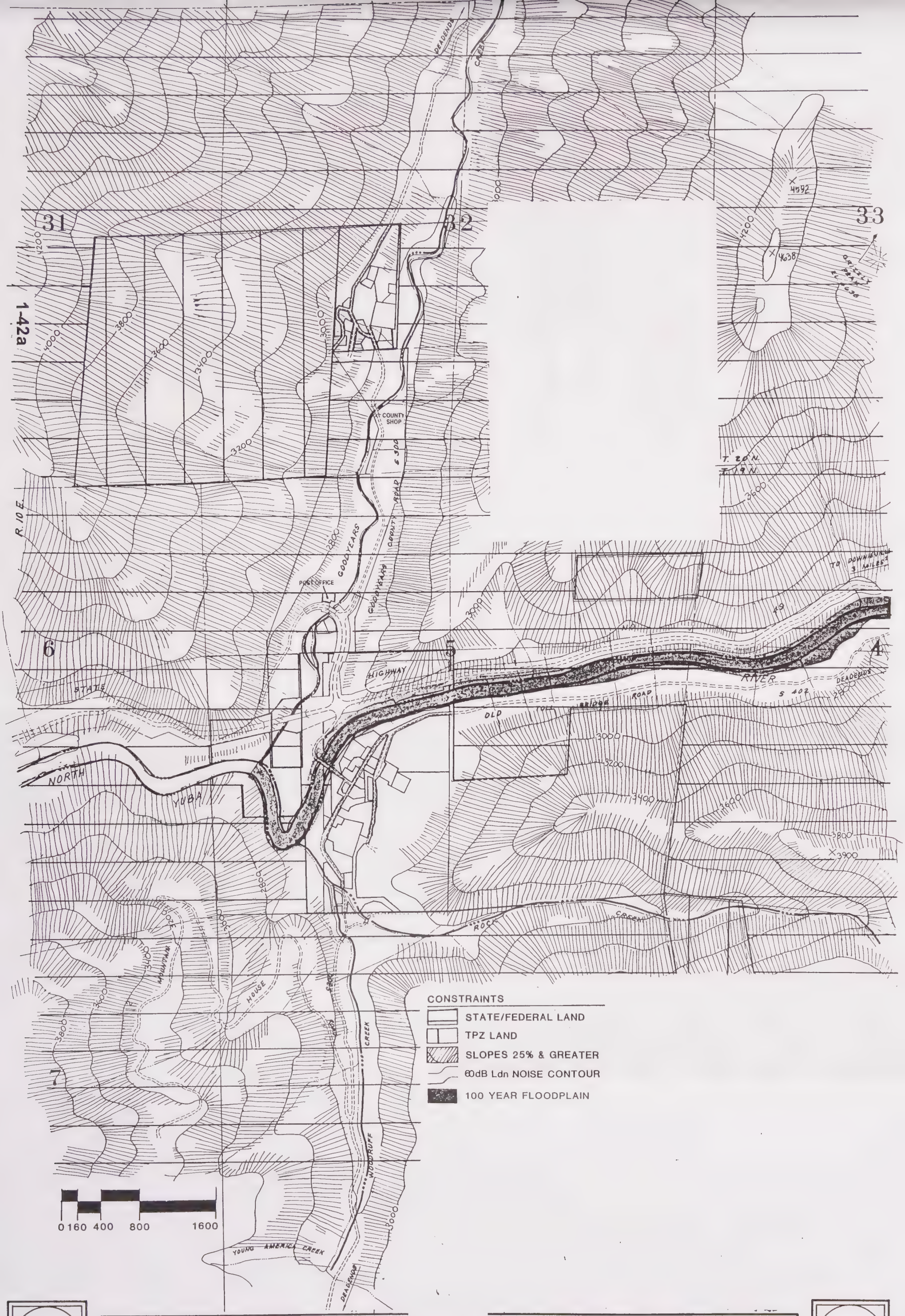
SIERRA COUNTY GENERAL P·L·A·N

Figure 1-9

TOWNSITE OF

GOODYEARS BAR

SIERRA COUNTY, CALIFORNIA



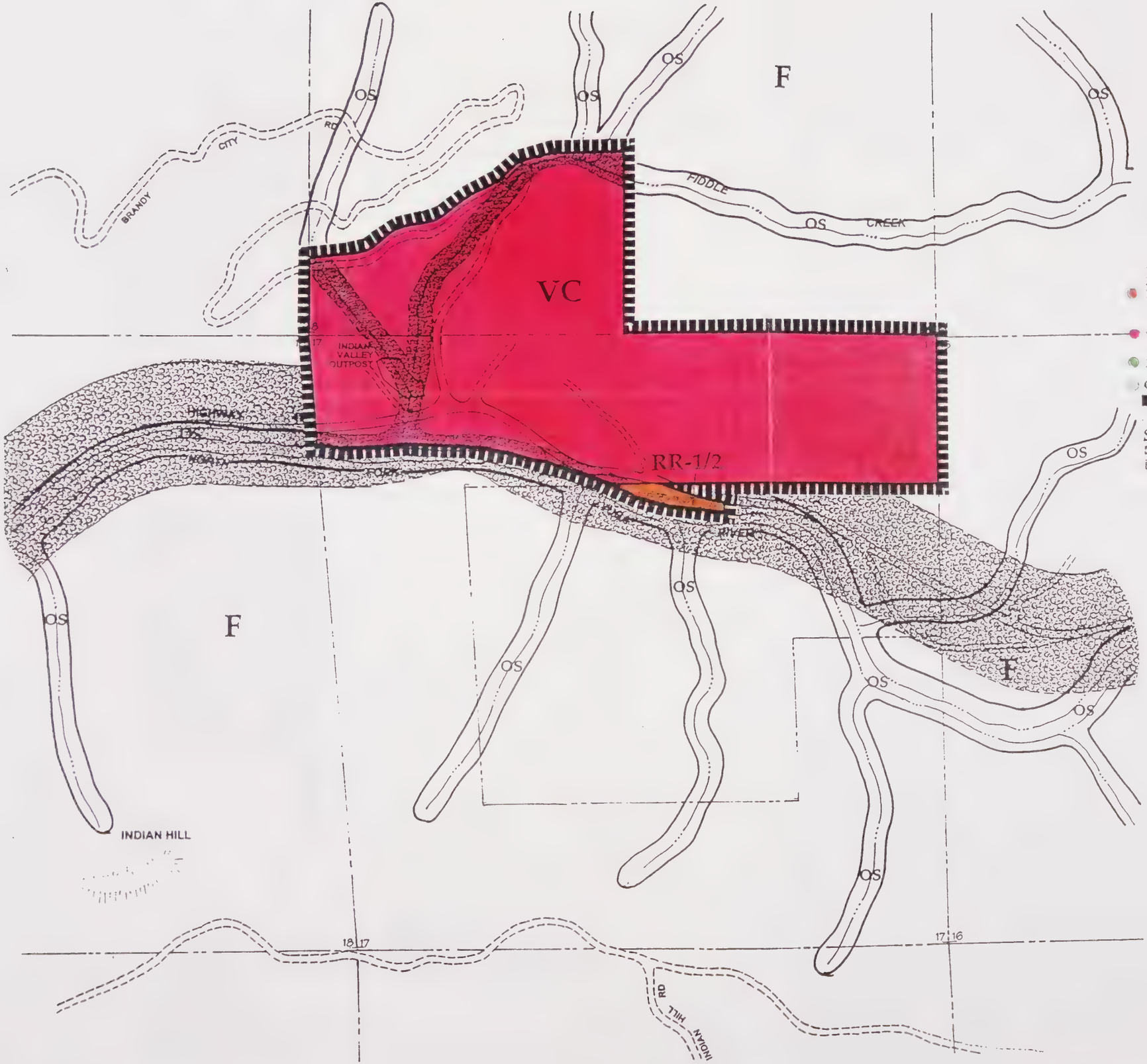
SIERRA COUNTY GENERAL P·L·A·N

FIGURE 1-9a

TOWNSITE OF

GOODYEARS BAR

SIERRA COUNTY, CALIFORNIA



LAND USE DESIGNATIONS

- RR RESIDENTIAL (Lot size noted, allowed in community core areas only)
- VC VISITOR COMMERCIAL
- F FOREST
- OS OPEN SPACE
- COMMUNITY CORE

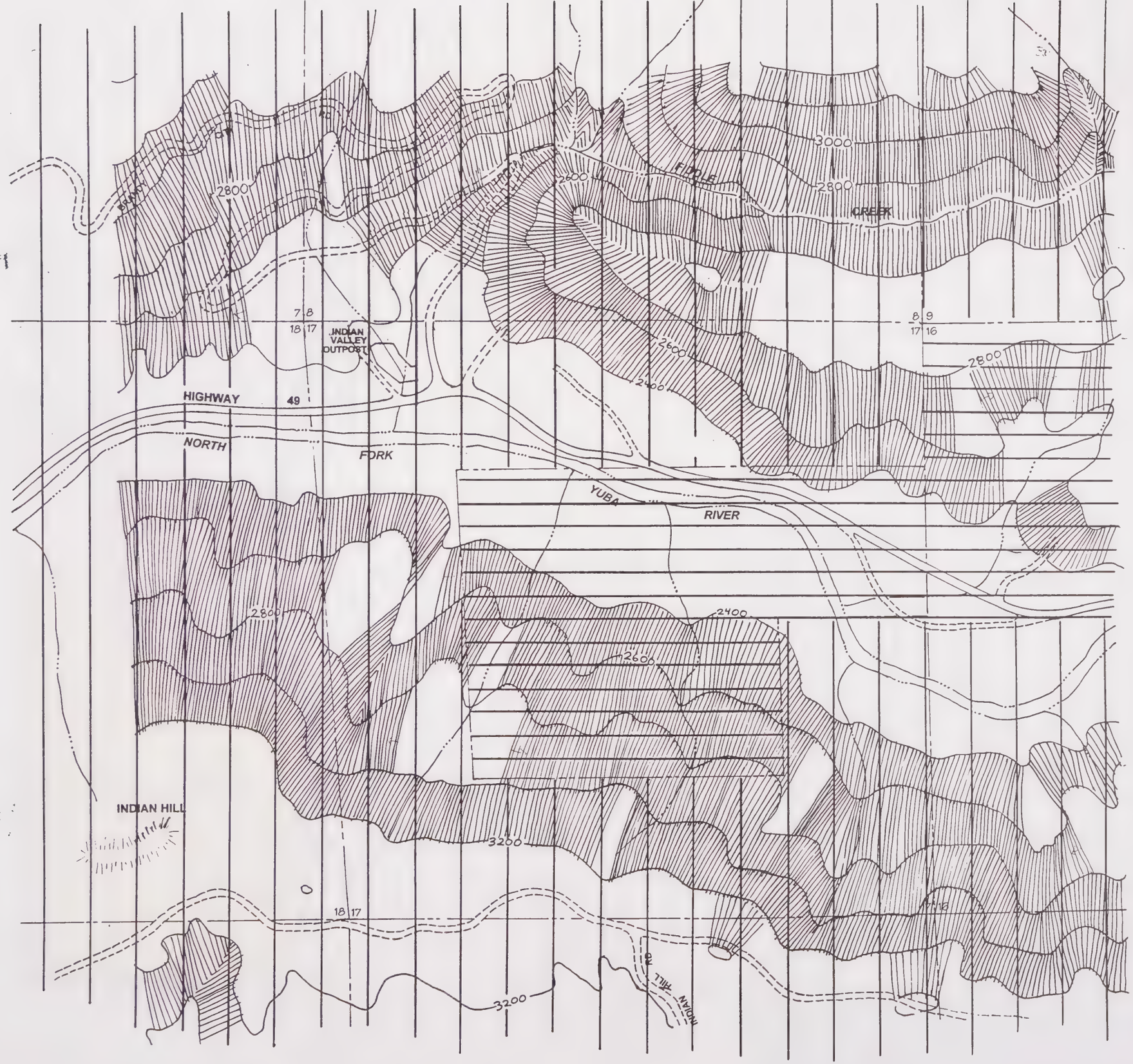
SPECIAL TREATMENT AREAS (STA)

- STA
- STA - SC (SCENIC CORRIDOR)

0 160 400 800 1600

Figure 1-10
INDIAN VALLEY
SIERRA COUNTY, CALIFORNIA

SIERRA COUNTY GENERAL P.L.A.N



CONSTRAINTS

- STATE / FEDERAL LAND
- TPZ LAND
- SLOPES 25% AND OVER

0 160 400 800 1600

FIGURE 1-10a

INDIAN VALLEY

SIERRA COUNTY, CALIFORNIA

SIERRA COUNTY GENERAL P·L·A·N

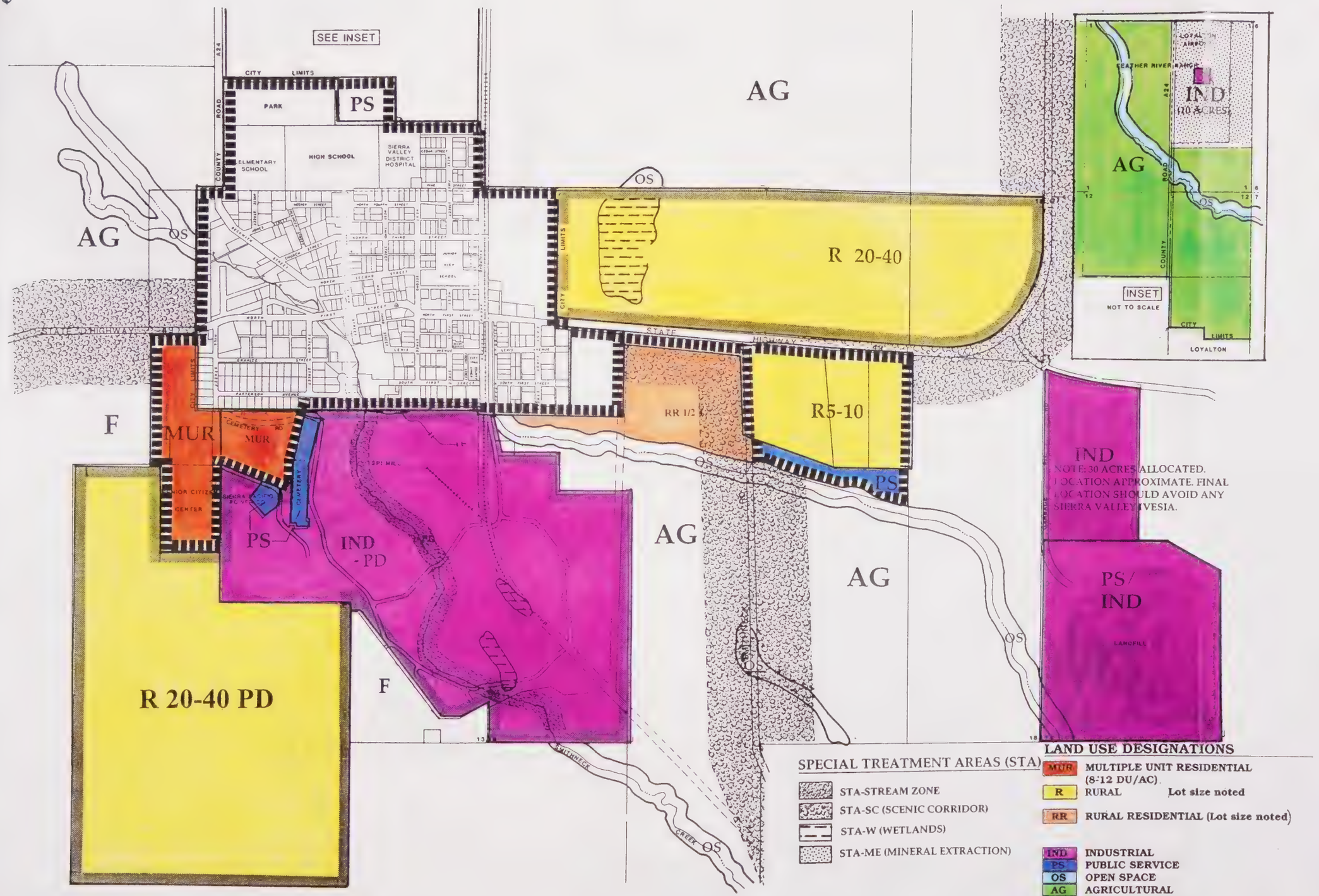
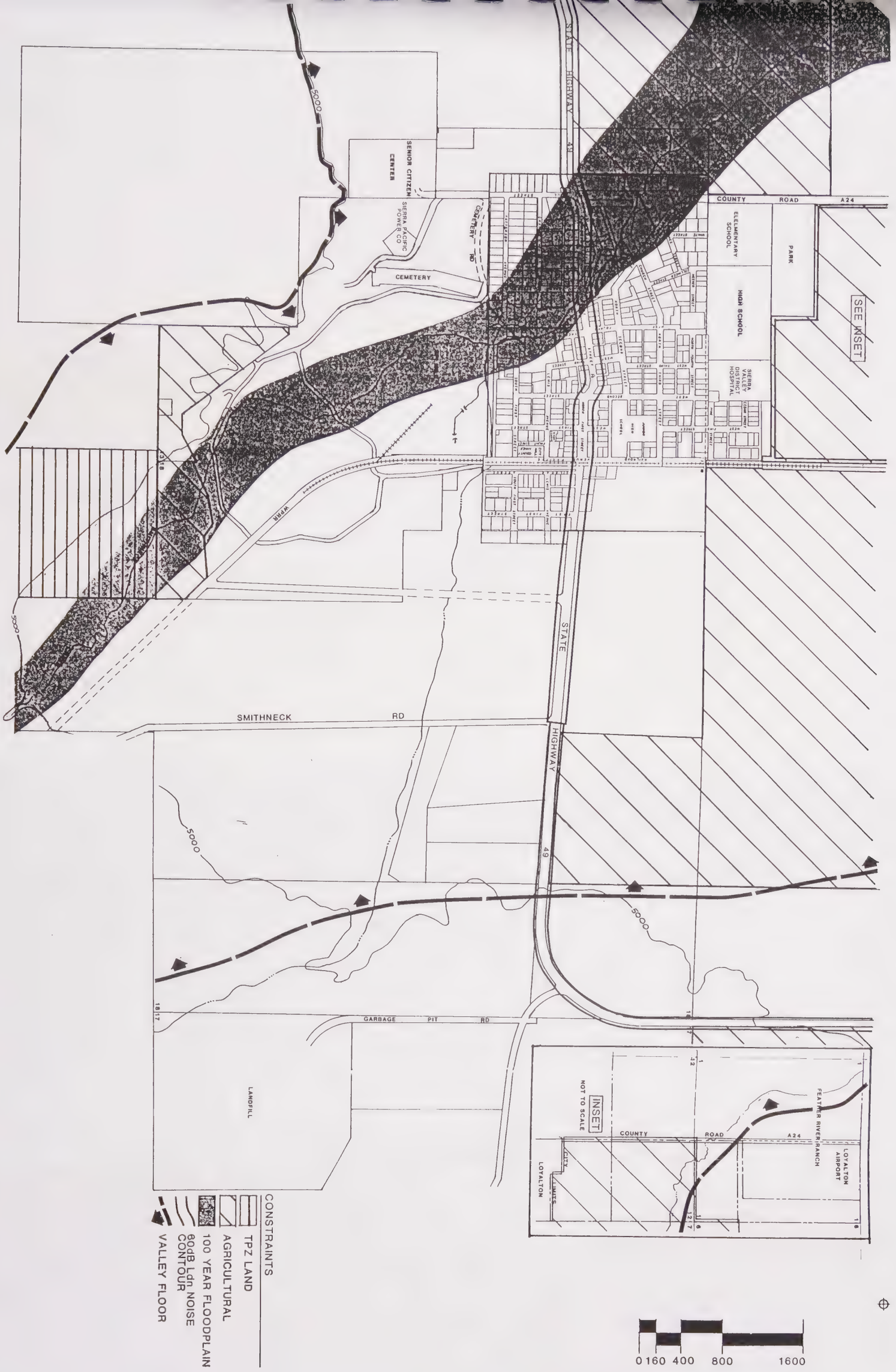


Figure 1-11
LOYALTON AREA
SIERRA COUNTY, CALIFORNIA

SIERRA COUNTY GENERAL P·L·A·N



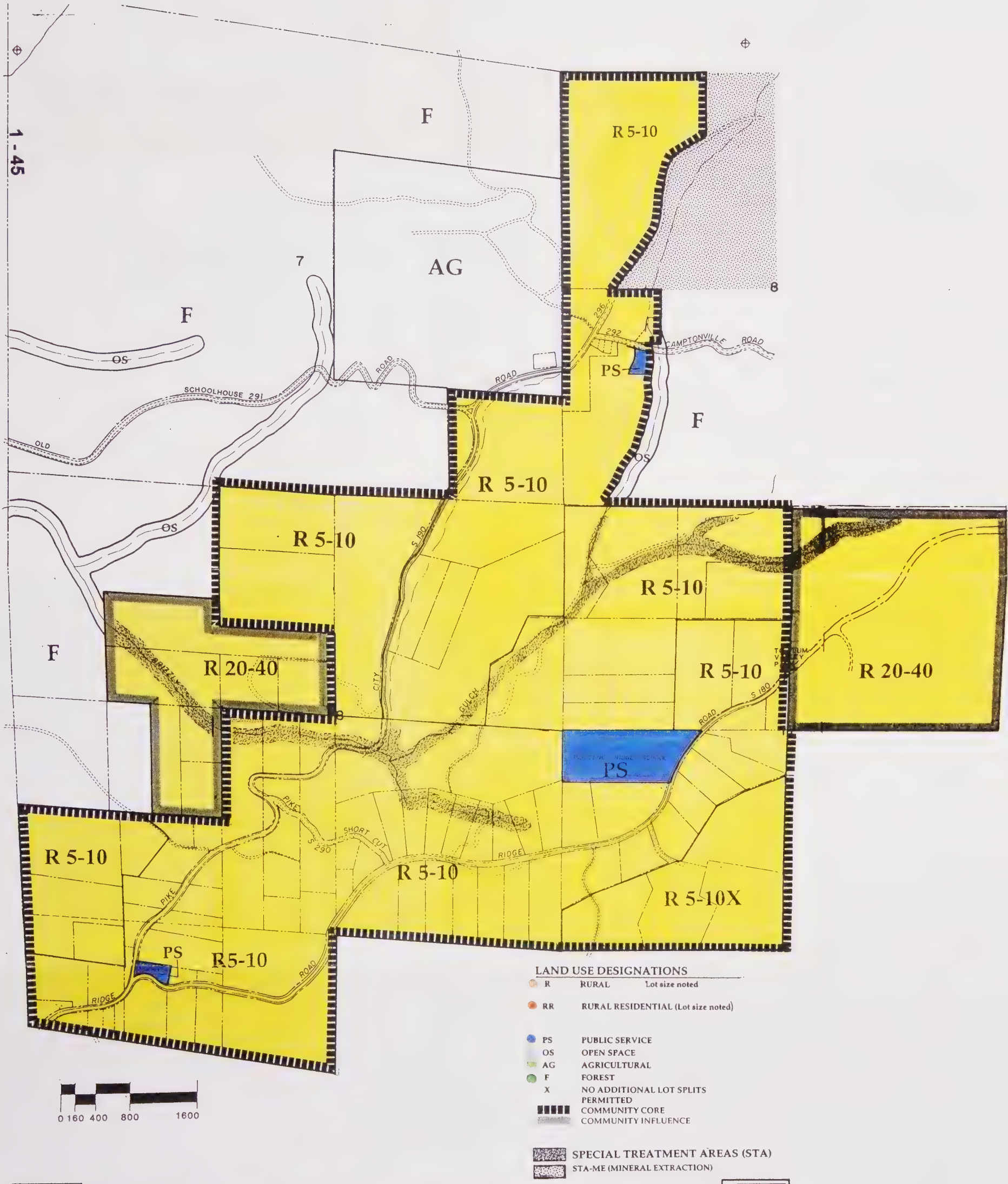
1-44a

SIERRA COUNTY GENERAL P·L·A·N

FIGURE 1-11a

LOYALTON AREA

SIERRA COUNTY, CALIFORNIA



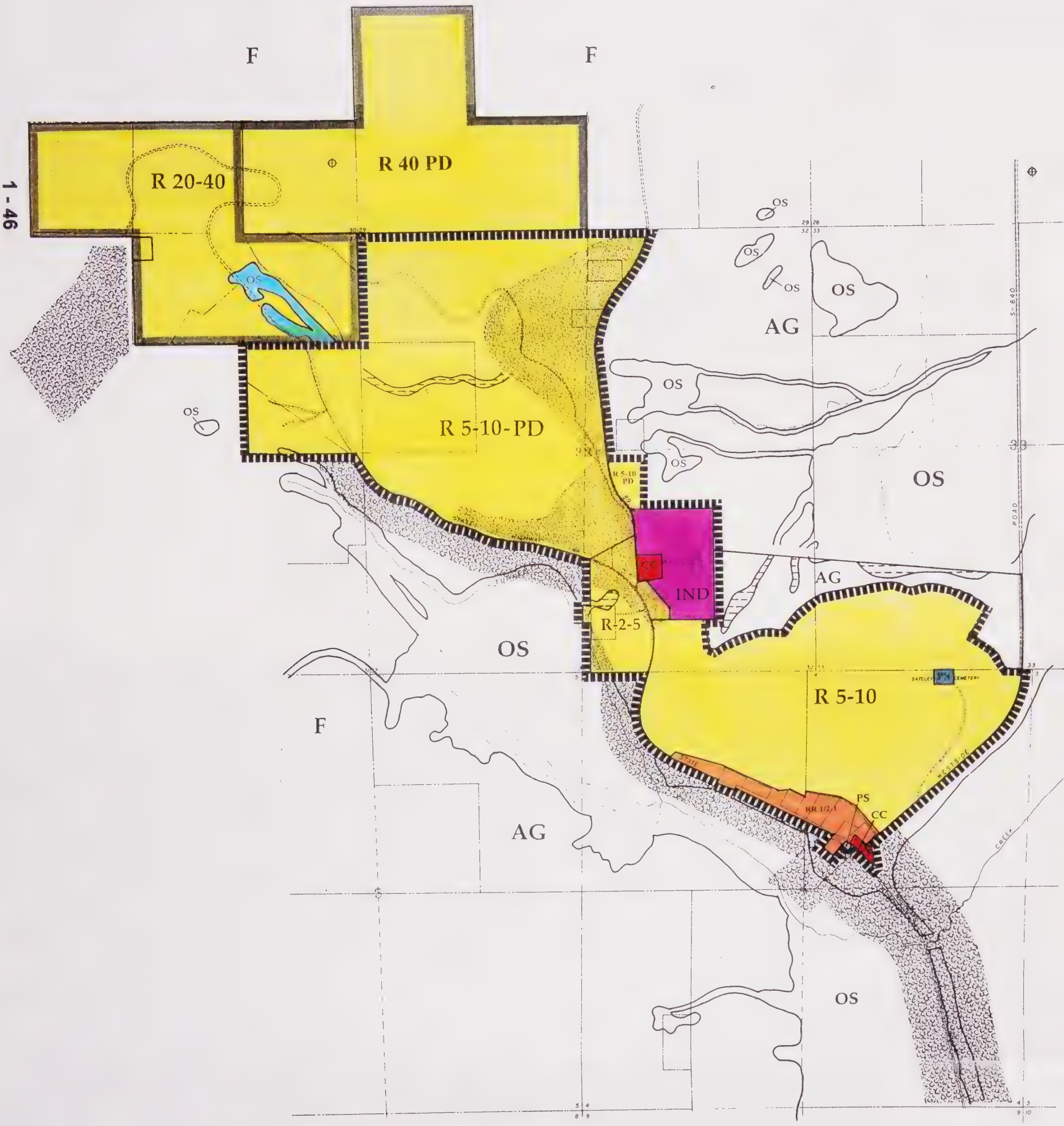
SIERRA COUNTY GENERAL P·L·A·N

Figure 1-12

TOWN OF

PIKE

SIERRA COUNTY, CALIFORNIA



SPECIAL TREATMENT AREAS

- STA-STREAM ZONE
- STA-SC (SCENIC CORRIDOR)
- STA-W (WETLANDS)

LAND USE DESIGNATIONS

- RR — RURAL RESIDENTIAL LOT SIZE NOTED
- R — RURAL LOT SIZE NOTED
- IND — INDUSTRIAL
- CC — COMMUNITY COMMERCIAL
- PS — PUBLIC SERVICE
- OS — OPEN SPACE
- AG — AGRICULTURAL
- F — FOREST
- COMMUNITY CORE
- COMMUNITY INFLUENCE
- PD — PLANNED DEVELOPMENT

0 160 400 800 1600

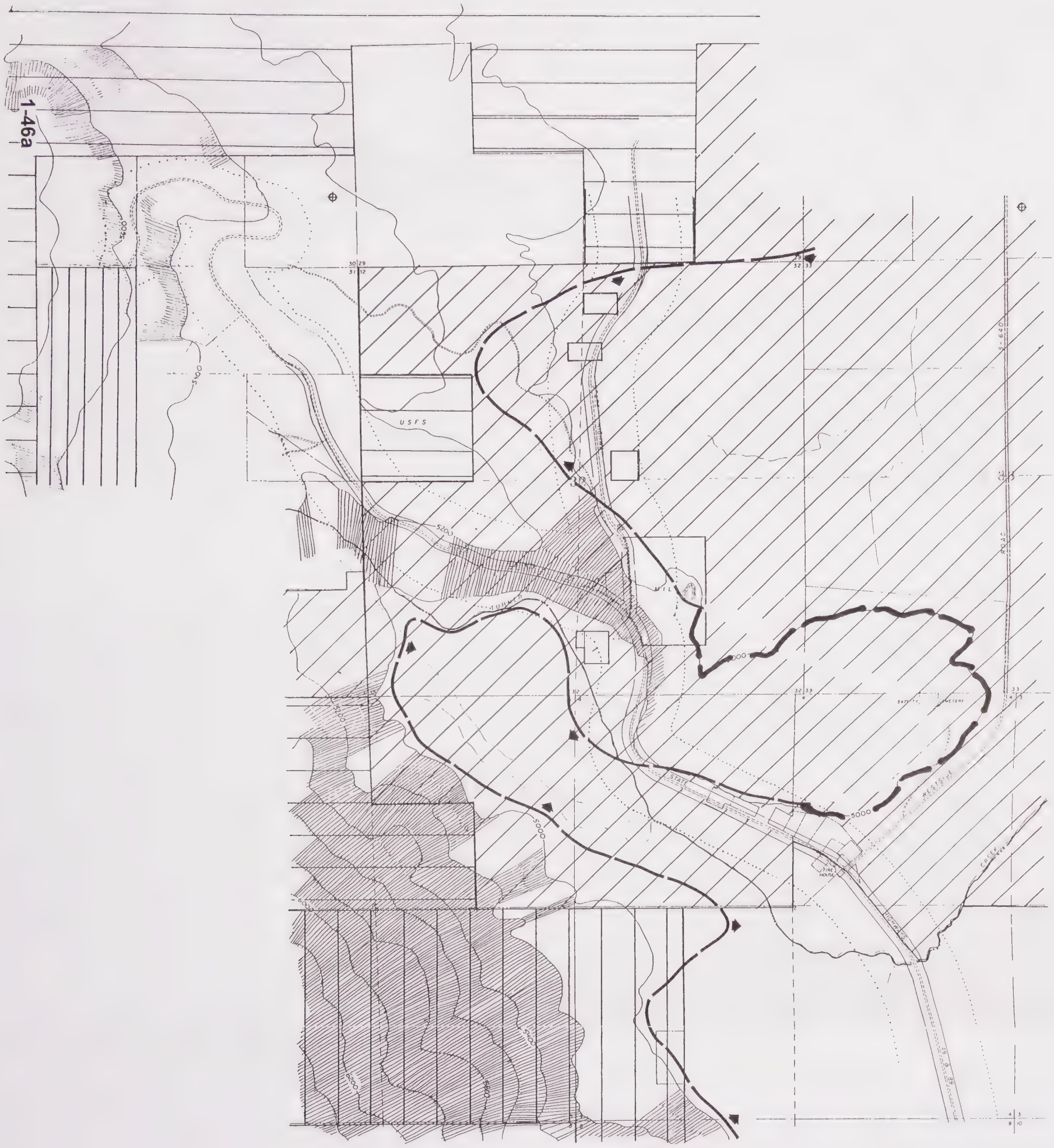
SIERRA COUNTY GENERAL P·L·A·N

Figure 1-13

TOWN OF

SATTLEY

SIERRA COUNTY, CALIFORNIA



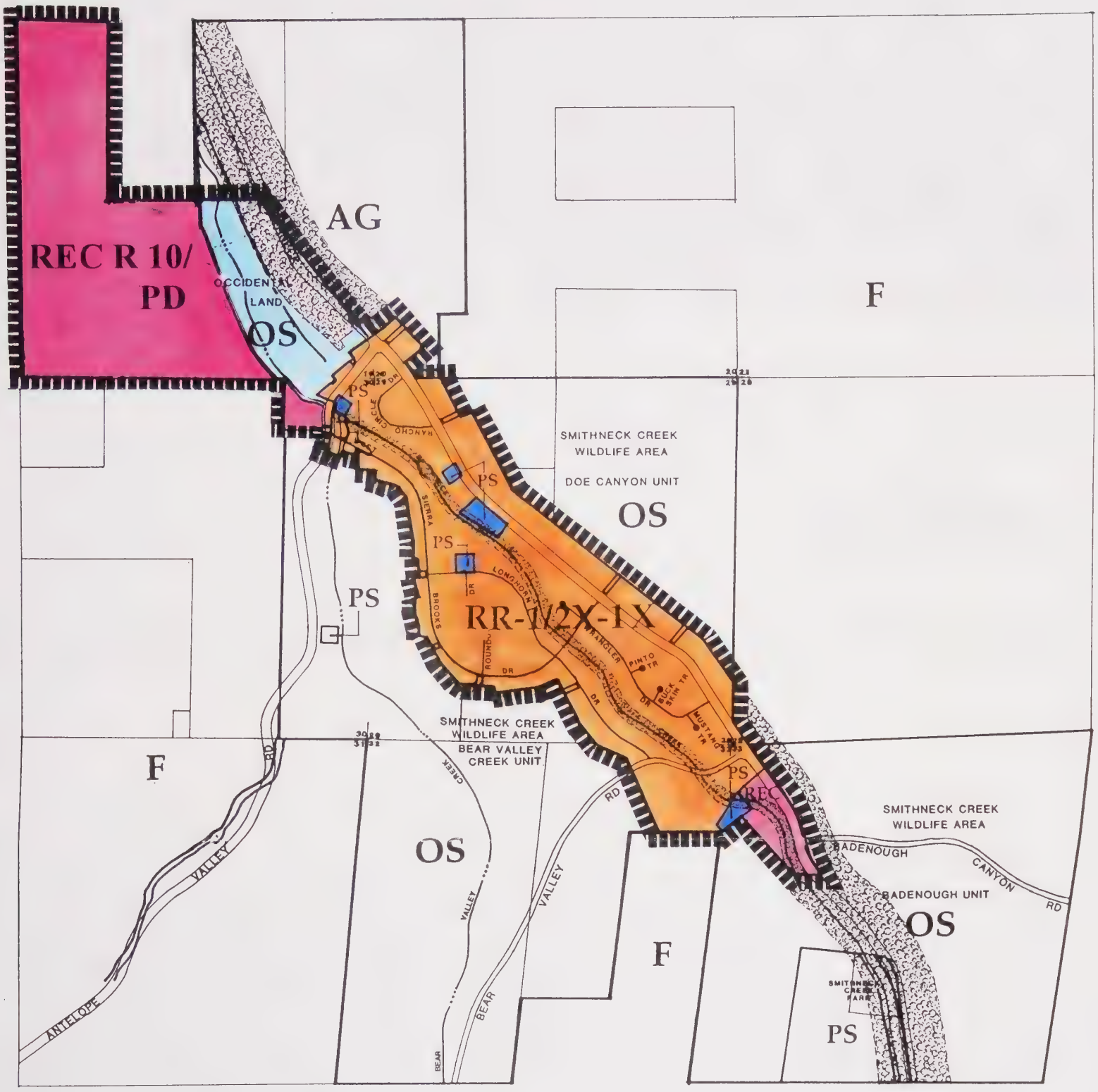
SIERRA COUNTY GENERAL P·L·A·N

FIGURE 1-13a

TOWN OF

SATTLEY

SIERRA COUNTY, CALIFORNIA



LAND USE DESIGNATIONS

R	RURAL	Lot size noted
RR	RURAL RESIDENTIAL	Lot size noted
PS	PUBLIC SERVICE	
REC	RECREATION	
OS	OPEN SPACE	
AG	AGRICULTURAL	
F	FOREST	
▮▮▮▮▮	COMMUNITY CORE	

SPECIAL TREATMENT AREAS (STA)

- STA-STREAM ZONE
- STA-SC (SCENIC CORRIDOR)
- STA-W (WETLANDS)

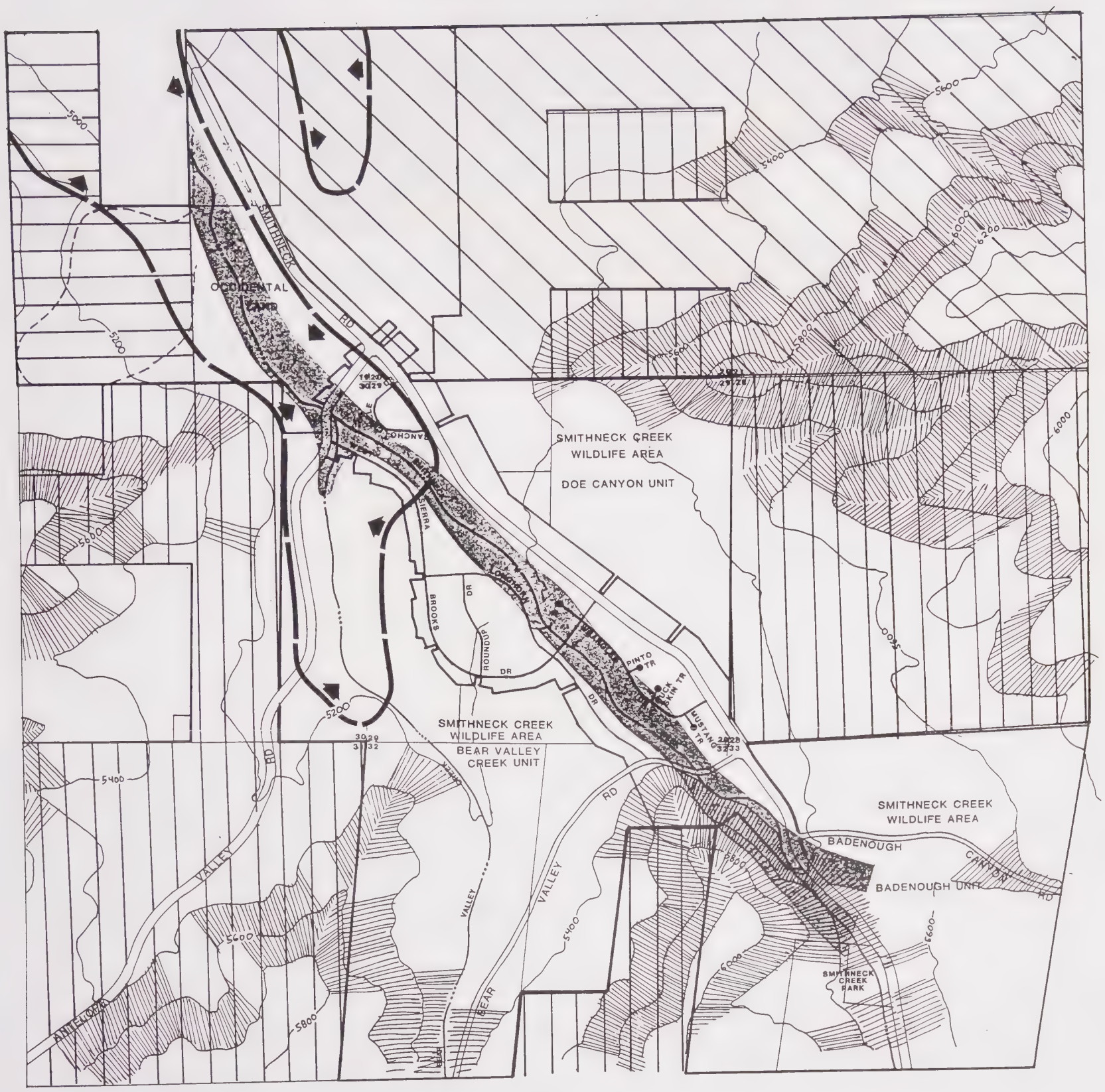
0 320 800 1600 3200

SIERRA COUNTY GENERAL P·L·A·N

Figure 1-14

SIERRA BROOKS
SUBDIVISION

SIERRA COUNTY, CALIFORNIA



CONSTRAINTS

- STATE/FEDERAL LAND
- TPZ LAND
- AGRICULTURAL LAND
- SLOPES OVER 25%
- 100 YEAR FLOODPLAIN
- VALLEY FLOOR

0 320 800 1600 3200

SIERRA COUNTY GENERAL P·L·A·N

FIGURE 1-14a

SIERRA BROOKS
SUBDIVISION

SIERRA COUNTY, CALIFORNIA

Figure 1-15
TOWN OF
SIERRA CITY
SIERRA COUNTY, CALIFORNIA

LAND USE DESIGNATIONS

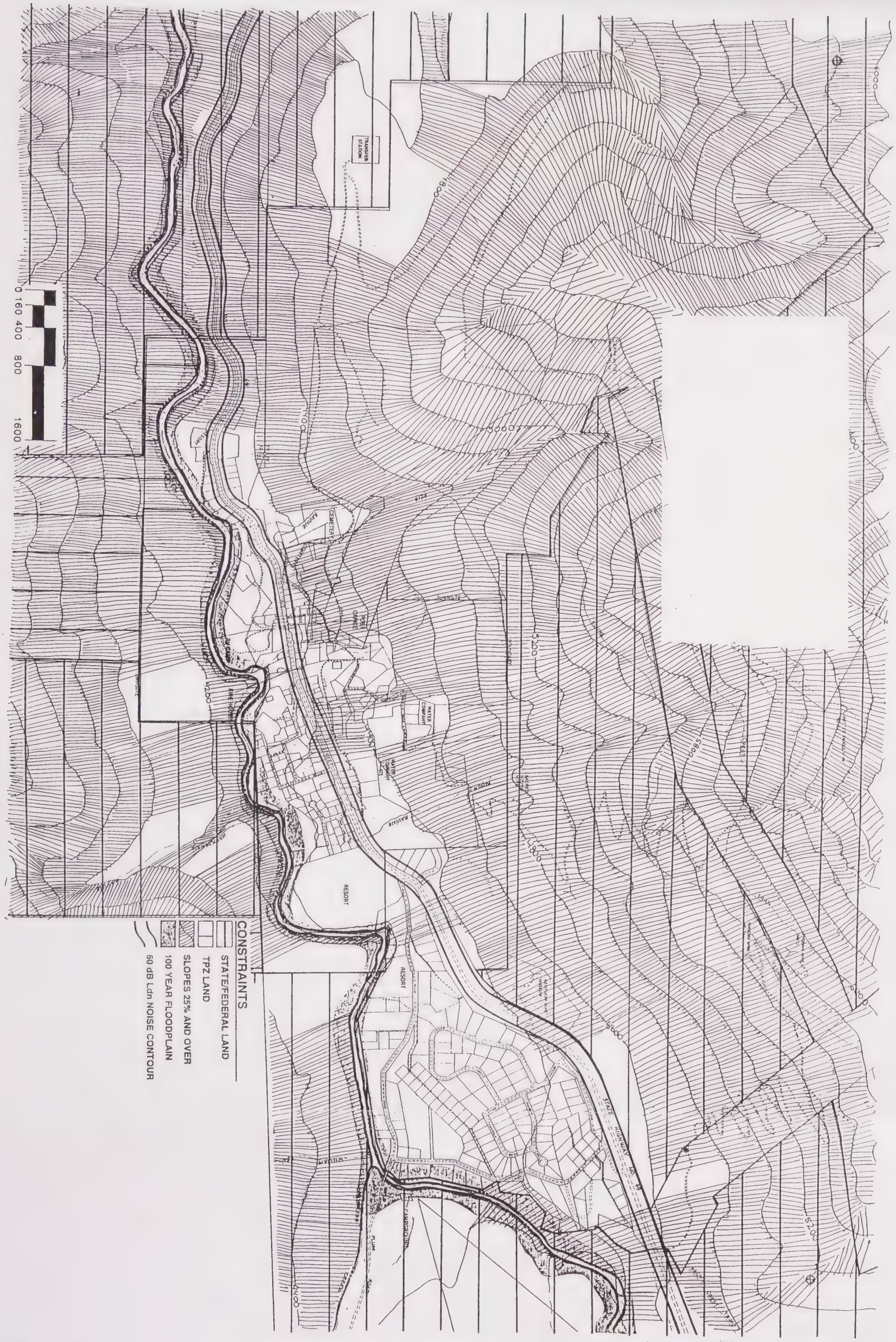
MUR	MULTIPLE UNIT RESIDENTIAL (8-12 DU/AC)	
R	RURAL	Lot size noted
RR	RURAL RESIDENTIAL	Lot size noted
X	NO ADDITIONAL LOT SPLITS	
CC	COMMUNITY COMMERCIAL	
VC	VISITOR COMMERCIAL	
PS	PUBLIC SERVICE	
REC	RECREATION	
OS	OPEN SPACE	
F	FOREST	
	COMMUNITY CORE	
	COMMUNITY INFLUENCE	

SPECIAL TREATMENT AREAS (STA)

- STA-STREAM ZONE
- STA-SC (SCENIC CORRIDOR)

0 160 400 800 1600

SIERRA COUNTY GENERAL P·L·A·N



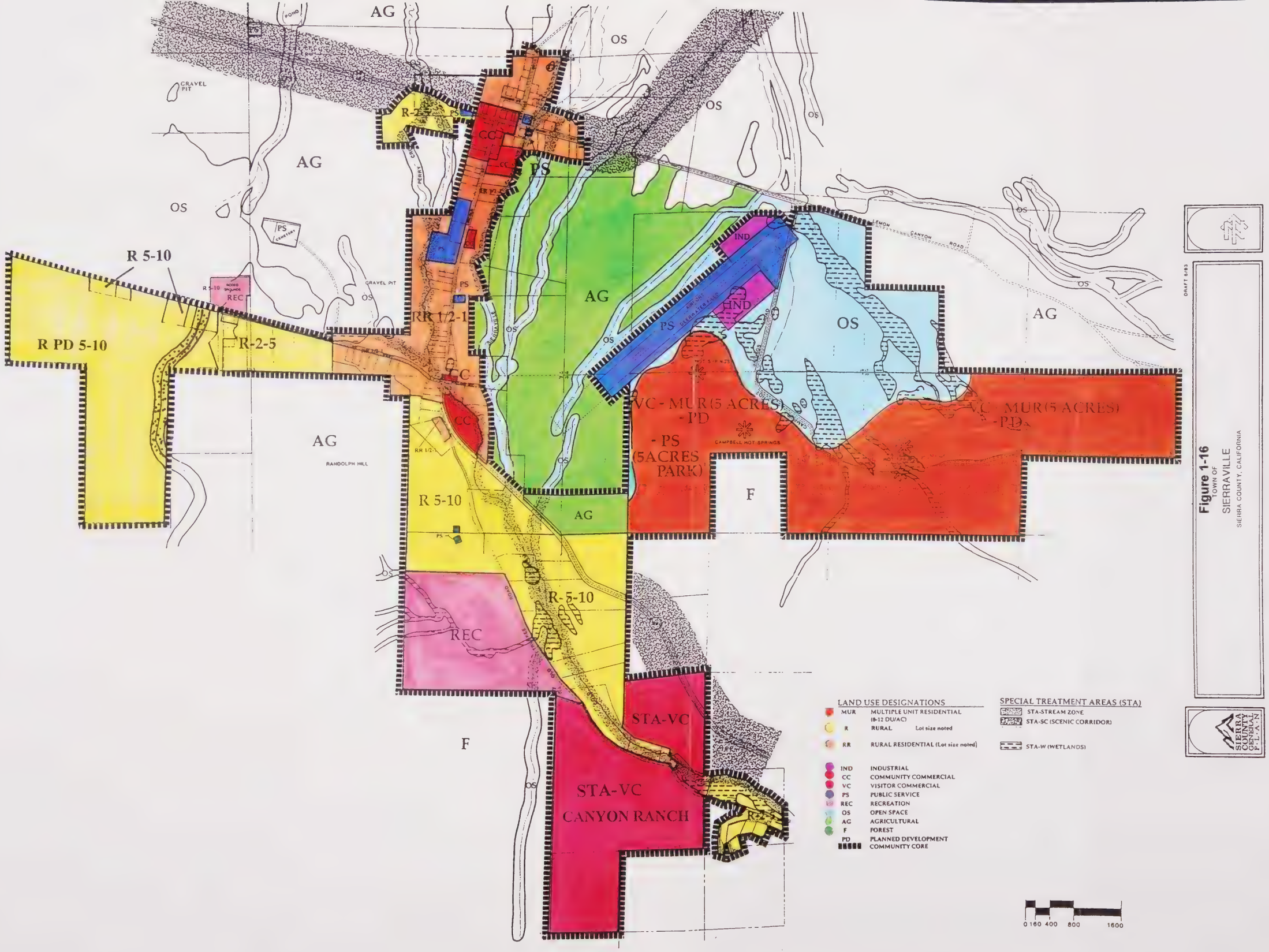
SIERRA COUNTY GENERAL P·L·A·N

FIGURE 1-15a

TOWN OF

SIERRA CITY

SIERRA COUNTY, CALIFORNIA


AG
OS
R-2-5
CC
PS
IND
HND
R 5-10
REC
R PD 5-10
R-2-5
RR 1/2-1
VC - MUR (5 ACRES) - PD
- PS (5ACRES PARK)
F
R-5-10
STA-VC
CANYON RANCH
LEMON CANYON ROAD
GRAVEL PIT
RANDOLPH HILL
CAMPBELL HOT SPRINGS
LAND USE DESIGNATIONS
MUR MULTIPLE UNIT RESIDENTIAL (8-12 DU/AC)
R RURAL Lot size noted
RR RURAL RESIDENTIAL (Lot size noted)
IND INDUSTRIAL
CC COMMUNITY COMMERCIAL
VC VISITOR COMMERCIAL
PS PUBLIC SERVICE
REC RECREATION
OS OPEN SPACE
AG AGRICULTURAL
F FOREST
PD PLANNED DEVELOPMENT
COMMUNITY CORE
SPECIAL TREATMENT AREAS (STA)
STA-STREAM ZONE
STA-SC (SCENIC CORRIDOR)
STA-W (WETLANDS)
0 160 400 800 1600
DRAFT 6/93
Figure 1-16
TOWN OF SIERRAVILLE
SIERRA COUNTY, CALIFORNIA
SIERRA COUNTY GENERAL PLAN

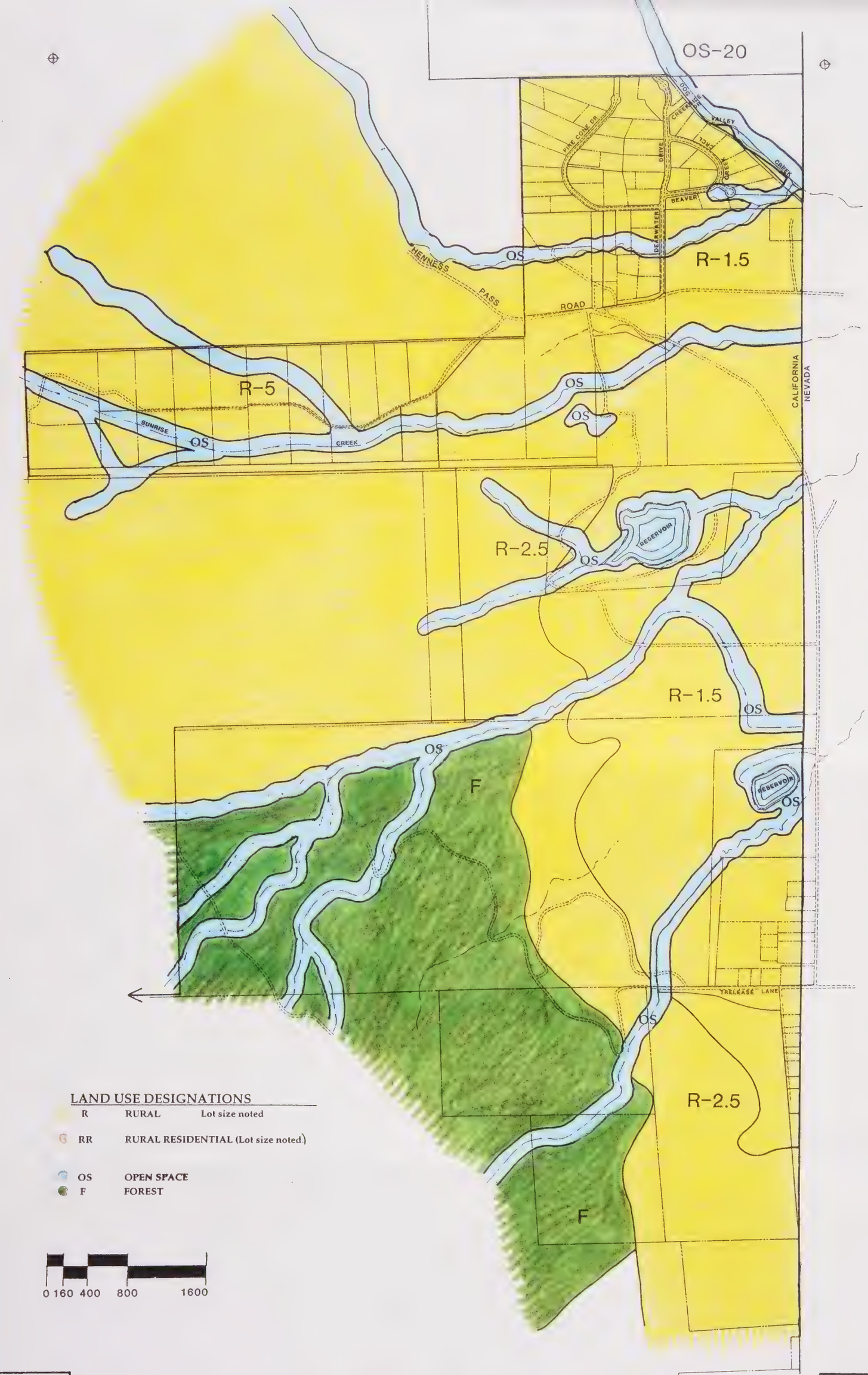


DRAFT 8/93

FIGURE 1-16a

TOWN OF
SIERRAVILLE
SIERRA COUNTY, CALIFORNIA

SIERRA COUNTY GENERAL PLAN



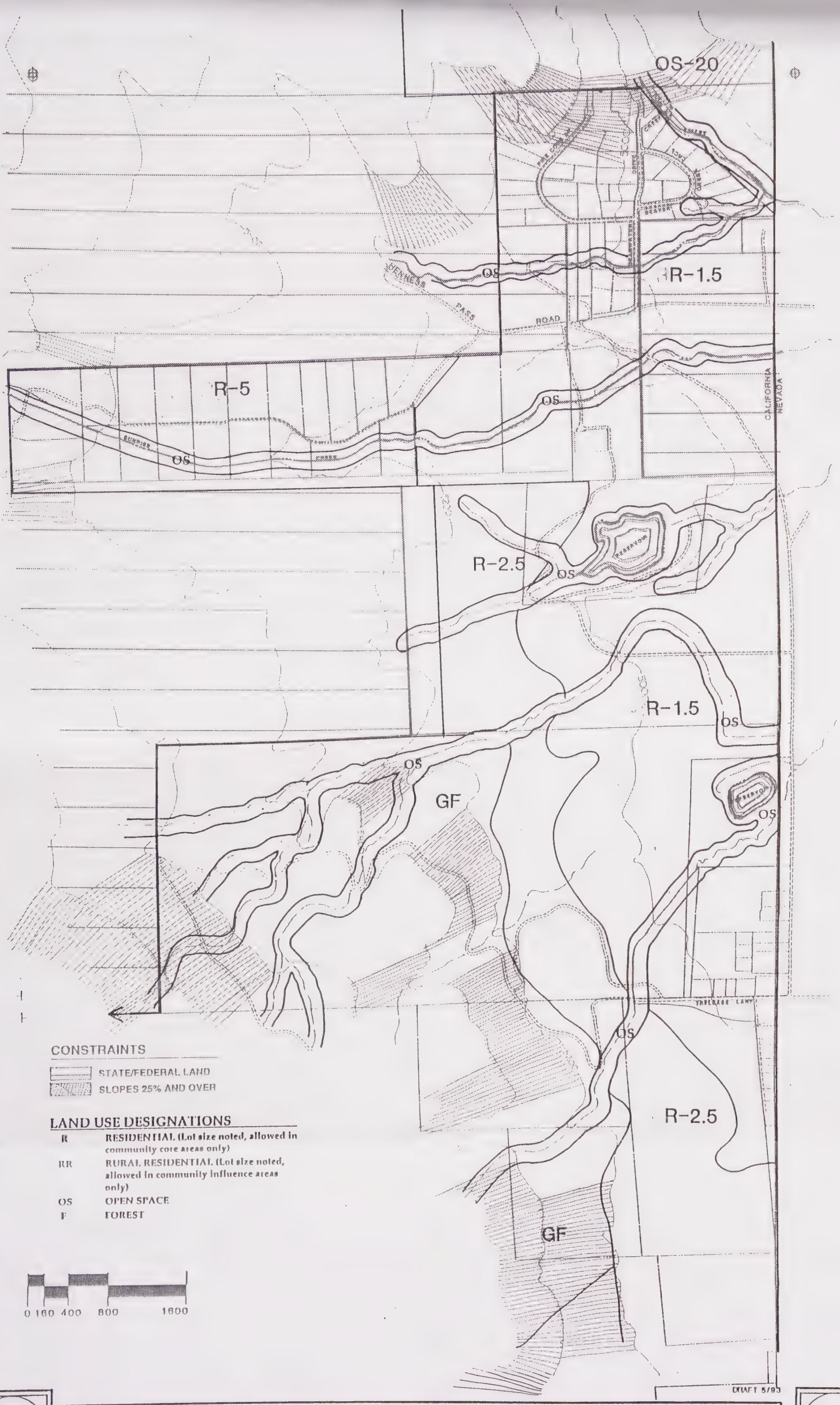
SIERRA COUNTY GENERAL P·L·A·N

Figure 1-17

TOWN OF

VERDI

SIERRA COUNTY, CALIFORNIA



TOWNSITE OF VERDI
SIERRA COUNTY, CALIFORNIA

SIERRA COUNTY GENERAL P·L·A·N

FIGURE 1-17a
TOWN OF
VERDI
SIERRA COUNTY, CALIFORNIA

Table 1-20
LAND USE ELEMENT
GOALS, POLICIES, AND IMPLEMENTATION MEASURES

	Responsibility				Years from GP Adoption				
	PD	PC	BoS	Other	1	2	3	4	on-going
FUNDAMENTAL GOALS OF THE GENERAL PLAN									
1. It is the County's most fundamental goal to maintain its culture, heritage, and rural character and preserve its rural quality of life.									
2. It is the County's goal to defend its important natural features and functions; these have included and always will include, scenic beauty, pristine lakes and rivers, tall mountain peaks and rugged forested canyons, abundant and diverse plants and animals, and clean air, water., and watershed values.									
3. It is the County's goal to foster compatible and historic land uses and activities which are rural and which contribute to a stable economy.									
4 It is the County's goal to direct development toward those areas which are already developed, where there are necessary public facilities and where a minimum of growth inducement and environmental damage will occur. The pattern of land uses sought by the County is a system of distinct and cohesive rural clusters amid open land.									
5. It is the County's goal to provide a comprehensive Plan for all lands and uses within the County regardless of ownership or governmental jurisdiction.									
Land Use Goals									
1. Promote and encourage residential and commercial growth in Community Core Areas and confine public service growth to these areas.									
2. Provide that areas outside of Community Influence Areas be maintained for natural resource industry growth and enhancement, for protection of the County's rural lifestyle, and for protection of environmental quality.									
3. Maintain and enhance the identity of each designated community and allow only land uses which preserve this character.									
4. Provide flexibility in general plan land use districts to implement a balanced variety of land uses.									
5 Implement development standards which streamline procedures, maximize public involvement, and which protect environmentally sensitive areas and natural resource industry areas.									

Issue/Text Reference		Policy		Implementation Measure	Responsibility				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	3	4	on-going
Development Form	A	The County shall strive to direct growth to Community Areas in order to: -- Protect the visual quality of the County's scenic corridors (local and State). -- Protect environmental resources -- Preserve resource production lands -- Not strain existing public services -- Avoid incompatible land use conflicts	A.	Adopt Land Use Diagram and Land Use Designation text.		✓	✓		✓				✓
Growth Trends/ Projections/ Land Use Needs	B	The County shall strive to provide adequate acreage designated for a balance of land uses to meet needs based on estimated population growth rates during the Plan period (to 2012).	B1.	Adoption of Land Use Diagrams.		✓	✓		✓				
			B2	Annual review of growth rates and any new trends in land use designation needs/standards which would necessitate Land Use Diagram or other General Plan adjustments.	✓	✓	✓						✓
Jobs / Housing Balance	C	Provide for land use designations which will foster jobs creation in a quantity appropriate to provide for a jobs/housing ratio countywide of at least 1 job/ household (1:1) during the Plan period.	C1	Adoption of Land Use Diagrams.		✓	✓		✓				
			C2	Annual review of growth rates and any new trends in land use designation needs/standards which would necessitate General Plan adjustments.	✓	✓	✓						✓

Issue/Text Reference		Policy		Implementation Measure	Responsibility				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	3	4	on-going
	D.	Provide for home occupations and cottage industries to allow employment opportunities which do not detract from the residential or rural character of a communirty or neighborhood.	D1	Adopt Home Occupation/Cottage Industry Ordinance which categorizes those uses which will be: -permitted within a zoning district -permitted within a zoning district only upon issuance of an administrative permit -permitted within a zoning district only upon issuance of a special use permit. -not permitted within a zone district	✓	✓	✓			✓			
			D2.	Adopt Cottage Industry Ordinance which shall require a special use permit to allow a cottage industry.									
Site Development Standards	E	The County shall prepare and adopt Site Development Standards for all land use districts.	E	Adopt ordinance.	✓	✓	✓			✓			
Growth Management / Growth Inducement	F	Manage growth via an emphasis on individual project review aimed at high quality, environmentally sound development.	F	Rely on the following planning tools: .1 Conditional use permits in areas of special concern; .2 Incorporation of approval criteria or impact threshold limits into land use designation text and General Plan policies related to areas or issues of special concern; .3 Utilize constraints mapping in reviewing individual projects and in creation of Special Treatment Areas.	✓	✓	✓			✓			
Individual Communities	G	The special character of each of the County's individual communities shall be recognized in land use planning decisions.	G	Adoption of individual community Land Use Diagrams.		✓	✓						

Issue/Text Reference		Policy		Implementation Measure	Responsibility				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	3	4	on-going
Flooding	H	The County shall review the Floodplain Overlay Areas (STA-FP) annually for needed revisions as a result of updated mapping or other information or events and for continued adequacy of construction standards to alleviate safety concerns.	H	Report at annual General Plan progress report session.		✓	✓	PW[1]		✓			
Fire Protection	I	The County shall eliminate conflicts between the Land Use Element of CDF Rules per Public Resource Code 4290 et. seq. and County regulations.	I	Revise county regulations.		✓	✓				✓		
Domestic Animals	J	The County shall develop a policy for the use and care of domestic animals.	J	Adopt policy.		✓	✓				✓		
Trails and Integration of Trails with California Recreational Trail System	See Circulation Element Policy 40, Land Use / Open Space Policy 14 Allowed Uses (Forest).		n/a										

Issue/Text Reference		Policy		Implementation Measure	Responsibility				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	3	4	on-going
Airport	K	It shall be the policy of the County to protect existing and future operation of the Sierraville-Deerwater Field Airport in its land use designations.	K1	Adoption of Land Use Map.		✓	✓		✓				
			K2	Implementation of an Airport Master Plan / Development Plan.	✓	✓	✓						
			K3	Zone all overflight zones AV to ensure height and use restictions will be implemented.	✓	✓	✓			✓			✓
Solid Waste / Hazardous Waste / Liquid Waste	L	It shall be the policy of the County to provide for safe disposal of solid, hazardous, and liquid wastes generated in the County.	L1	Adoption of Land Use Map.	✓	✓			✓				
			L2	Implementation of a Solid Waste and Hazardous Waste Management Plan.	✓	✓	✓	PW[1]					✓
Related Plans	M	The County shall consider land use plans and concerns of other agencies in its land use planning decisions.	M	Notification of all major land use decisions to relevant agencies and surrounding jurisdictions	✓								✓
	N	The County is interested in and concerned about activities on federal land and will strive to ensure that these activities are consistent with its General Plan.	N	Respond to and comment on major federal proposals which will affect the County.		✓	✓						✓
Loyalton	O	Coordinate with the City of Loyalton in land using planning for the Loyalton Area.	O	Notice all proposed land use actions in the Loyalton core to the City.	✓								✓

Issue/Text Reference		Policy	Implementation Measure	Responsibility				Years from GP Adoption				
				PD	PC	BoS	Other	1	2	3	4	on-going
	P.	Recognize Loyalton as the retail and service core for the Loyalton area.	P. Restrict commercial and retail land use designations to within the City limits.			✓						✓
Long Valley - Excluding Balls Ranch	Q.	Recognize Long Valley as containing intensified agriculture and agriculturally compatible uses (agriculture 160) - (see Long Valley Land Use Map).	Q. Uses not consistent with the land use designations shall require a General Plan amendment.	✓								✓
Long Valley Balls Ranch	R.	Recognize Balls Ranch as shown on the Long Valley Land Use Map as a "Special Planning Area" - Destination Resort (SPA - DR)". Due to the unique location of Balls Ranch with respect to the remainder of the County as well as the Reno area, along with the environmental and planning factors, it is important that recreational land use potentials within Balls Ranch be addressed on a comprehensive basis through a specific plan. Until such time as a specific plan is adopted, and for the purpose of maximizing planning options, the allowable zoning for the SPA - DR shall be limited to either TPZ or GF.	R1. Any development of a destination resort within the SPA - DR shall require the prior approval of a specific plan and EIR.	✓								✓
			R2. Prior to adoption of a specific plan, interim General Plan land uses allowable in the SPA - DR shall be those specified in the underlying land use classifications (Recreation/Agriculture/ Forest). Prior to adoption of a specific plan, zoning classification shall be limited to either TPZ or GF.									
			R3. The underlying land use classifications shown on the SPA - DR land use maps are Recreation/Agriculture/Forest.									
			R4 No General Plan Amendment shall be required for development of the SPA - DR which is consistent with the criteria for "Destination Resorts" within the Land Use Element.									
			R5 No rezoning of any lands within the SPA - DR prior to adoption of a specific plan shall be permitted except to GF (General Forest), provided the GF zone is consistent with part 15 chapter 12 section 170 as of the date of adoption of this General Plan and then only when the property owner either a) applies for and there is approval of a General Plan									

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
		Ranch property designated as "Recreation" from the Recreation designation to the land use designation of "Forest" concurrently with any rezoning from TPZ to GF, provided that if the zoning change from TPZ to GF is not approved by the County and /or CDF the owner may withdraw the application for General Plan amendment; or b) when the property owner enters into a recorded "Interim Development Holding Agreement" ("Agreement") pursuant to Government Code 65864, et seq., with the County prior to any County approval of an ordinance changing the zoning of Balls Ranch property from TPZ which Agreement provides that no development can occur in advance of the approval of the specific plan. Based on the foregoing, rezoning from TPZ to GF may be permitted prior to approval of a specific plan.									
		R6 Require a General Plan amendment for any uses other than a Destination Resort which are more intense than the underlying land use designations shown on the land use map for the SPA - DR.									
Canyon Ranch	S. Recognize Canyon Ranch as a Special Treatment Area to ensure that future development does not negatively impact the surrounding residential area.	S. Individual projects shall be reviewed against the following criteria: - Traffic additions shall not exceed 890 vehicle trips/day (TIRE Index of 2.9) through residential areas; - Visual buffering and compatibility concerns should be primary considerations in project design			✓						✓

Issue		Policy
The following policies describe each of the General Plan land use designations and key development form terms:		
Development Form / Community Core Area	1.	The intent of the Community Core Areas is to: – Provide for a compact community form which is free from sprawl. – Reduce the need for and cost of extension of public facilities and services. – Protect environmental resources. – Preserve resource production lands. **Allowed / Not Allowed** As a result, all land use designations may be located within Community Core Areas with the exception of: – Residential designations with densities less than 1 du/10 acres. – Surface mining **Conditionally Allowed** – Subsurface mining and surface access under special conditions where public health and safety are not compromised. – Special Planning Area - Destination Resort – Destination Resort
Development Form / Community Influence Areas	2.	The intent of the Community Influence Areas is to: – Provide for rural residential areas surrounding Community Core Areas which would not be appropriate in resource production and protection areas. – Provide for a compact community form, free from sprawl. – Reduce the need for and cost of extension of public facilities and services. – Protect environmental resources. – Preserve resource production lands. **Not Allowed** As a result, all land use designations may be located within the Community Influence Areas with the exception of: – Residential densities equal to or greater than 1 du/10 acres. – Commercial designations **Conditionally Allowed** – Subsurface mining, prospecting, mineral exploration, or surface mining. – Special Planning Area - Destination Resort – Destination Resort

Development Form / Outside Community Areas

3.

The extensive area outside the Community Areas is intended to:
- Preserve resource production lands
- Provide a residential-agricultural-forest buffer between these uses
- Protect environmental resources
- Allow for the location of uses which may not be compatible with Community Area uses
- Discourage residential expansion or sprawl.

Allowed
Land use designations which may be located outside Community Areas follow.
- Industrial
- Open Space
- Forest
- Agriculture
- Mineral Extraction Overlay
- Public Service
- Recreation
- Visitor Commercial in limited areas

Not Allowed
- Multiple Unit Residential
- Rural Residential
- Rural (residential)
- Community Commercial

Conditionally Allowed
- Surface and subsurface mining, mine access, mineral exploration, and prospecting
- Special Planning Area - Destination Resort
- Destination Resort

Rural (R)

4.

The County shall provide for Rural density areas for lot sizes which are suitable for individual septic systems and to create a transitional housing density between Community Core Areas and Community Influence Areas or where other physical constraints would make smaller lot sizes inappropriate.

Allowed
- Single-family detached homes
- Secondary residential and guest units
- Accessory and second units, less than 640 sq ft

– Similar and compatible uses

Conditionally Allowed
– Second units, 640 square feet to 1000 square feet

Location Criteria
Rural residential uses should be located in areas which can support individual or community septic systems and should be located:
– Away from heavy industrial uses;
– Away from intensive commercial development unless adequate buffering or other impact reduction is provided;
– Away from roads and railroads without substantial noise and visual buffers;
– Away from safety hazards;
– In Community Influence Areas only;

Density/Intensity Standards
Density/Intensity are established by the combining parcel size (ex: -10,-20,-40). An example of 1 unit/10 acres is shown below. Other densities can be determined by multiplying the parcel size factor.

Maximum Housing Intensity	Estimated Residential[1] Population Density
Example: RR-10: 1 unit/10 gross acres	.295 persons/gross acres

Implementing Zoning Districts
Existing RR standards shall be revised to reflect current development and regulatory practices and policies of this General Plan.

Rural Residential (RR) 5.

The County shall provide for low density residential areas for detached single family housing in Community Core areas. The intent is to provide for housing where urban services can be economically provided.

Allowed
– Detached single-family homes
– Secondary residential and guest units less than 640 square feet
– Similar and compatible uses

Issue		Policy
		Conditionally Allowed – Second units, 640-1000 square feet **Location Criteria** Residential uses should be located in areas which can be fully and economically served by roads and community services and facilities. Residential uses should be located: – Away from heavy industrial uses; – Away from intensive commercial development unless adequate buffering or other impact reduction is provided; – Away from roads and railroads without substantial noise and visual buffers; – Away from safety hazards; – In Community Core Areas only; **Density/Intensity Standards** Density/Intensity are established by the combining parcel size (ex: -1/2, -2, -5). An example of one unit/gross acre is shown below. Other densities can be determined multiplying by the parcel size factor. Maximum Housing Intensity — Estimated Residential[1] Population Density Example: R-1 (one unit/gross acre) — 2.95 person/gross acre **Implementing Zoning Districts** Existing R-1 standards should be revised to reflect current development and regulatory practices and policies of newly adopted General Plan.
Multiple Unit Residential (MUR)	6.	The County shall provide for medium density residential areas for such dwellings as duplexes, planned unit developments, zero-lot line developments and mobile home parks. The intent of this designation is to create conditions for this type of housing in particular to meet the needs of elderly households and low, very low, and moderate income households. The density allowed is expected to provide for this type of housing as discussed in the Housing Element. **Allowed** – Single-family detached homes – Similar and compatible uses – Accessory recreational uses **Conditionally Allowed** – Duplexes – Mobile home parks

[1]Based on 2.39 person/household + 7.5% of lots with second units

Issue		Policy
		Location Criteria Multiple Unit Residential uses should be located in areas which can be fully and economically served by roads and community services and facilities, and: – Away from heavy industrial uses; – Away from intensive commercial development unless adequate buffering or other impact reduction is provided; – Away from roads and railroads without substantial noise and visual buffers; – Away from safety hazards; – In Community Core Areas only; – Where community water (public or private) systems can be provided; – Where compatible with surrounding land uses. **Density/Intensity Standards** Maximum Housing Intensity — Estimated Population Density[1] Minimum: 8.0 units/acre — 19 persons/gross acre to Maximum: 12.0 units/acre — 29 persons/gross acre **Implementing Zoning Districts** Existing R-2 and R-3 standards shall be revised to reflect current development and regulatory practices and policies of newly adopted General Plan policy.
Community Commercial (CC)	7.	The County shall provide for the bulk of retail activities needed by its residents within Community Commercial areas. The intent of this designation is to allow for a wide range of retail uses, to ensure separation of compatible uses by clearly delineating concentrated areas of retail use, and to avoid commercial sprawl outside of Community Areas. **Conditional Uses** – Retail sales and services – Eating establishments – One dwelling unit/1000 sq. ft. of retail square footage where ancillary to the retail useand where off-street parking can be provided. – Board and care facilities – Single room occupancy units – Transitional housing facilities – Offices

[1]Based on 2.39 person/household.

Location Criteria
Community Commercial uses shall be located:
- Within Community Core Areas where conflicts with surrounding land uses can be avoided.
- Generally, not in a continuous pattern along roadways (where development does not currently exist) unless it coordinates use and design with adjacent properties and does not result in the visual clutter and disorganized vehicular movement characteristic of "strip commercial".

Approval Criteria
Criteria for approval of future commercial developments shall include the following:
- The use will contribute to the County's objective of becoming a balanced community;
- The use will have a positive economic impact on the community;
- The use will not negatively and substantially affect the viability of existing businesses;
- The development will be designed and landscaped in a manner sensitive to surrounding land uses;
- The development will have a coordinated and safe pedestrian and vehicle circulation system.

To ensure that these criteria are met, all uses shall be conditional. Site Plan Review of all phases of development and Design Review at each phase should be required.

Density/Intensity Standards

Maximum Building Intensity	Estimated Population Density
FAR (Floor Area Ratio) = 0.30 Max.Bldg area per Net Acre: 13,068 sq.ft. Maximum Building Height: 2-1/2 stories Required Open Space: 30% In Historic Preservation Overlay Areas: FAR no greater than that of existing structures on average. For example, in many cases, a FAR of 2.0 exists (100% lot coverage, 2 stories, no parking).	14.3/persons/net acre (Assumes 1 unit/1000 sq ft of retail x 2.39 persons/household)

Implementing Zoning Districts
The existing Commercial Residential zone text needs to be revised to reflect current development and regulatory practices and newly adopted General Plan policies.

Issue		Policy
Visitor Commercial (VC)	8.	The County may provide for uses to serve the needs of visitors to the County. The intent of this designation is to provide for a full range of related visitor services which, because of their intensity require community facilities, and services. **Conditionally Allowed** – Motels, hotels, and other lodging and support uses – Restaurants – Visitor-oriented retail as a primary or ancillary use – Employee housing – Other visitor services which are in keeping with the rural and resource based nature of the County **Not Allowed** – Residences other than for caretaker or resident owners **Location Criteria** a. Within Community Core Areas where conflicts with surrounding land uses can be avoided. b. Generally, not in a continuous pattern along roadways (where development does not currently exist) unless it coordinates use and design with adjacent properties and does not resulting the visual clutter and disorganized vehicular movement characteristic of "strip commercial". c. In limited quantities in other areas. **Approval Criteria** Criteria for approval of future Visitor Commercial developments should include the following: – The use will contribute to the County's objective of becoming a balanced community; – The use will have a positive economic impact on the community; – The use will not negatively and substantially affect the viability of existing businesses; – The development will be designed and landscaped in a manner sensitive to surrounding land uses; – The development will have a coordinated and safe pedestrian and vehicle circulation system. To ensure that these criteria are met, all uses shall be conditional. Site Plan Review of all phases of development and Design Review at each phase should be required. **Density/Intensity Standards**

Maximum Building Intensity	Estimated Population Density
FAR = 0.30m Maximum Building Height: 2-1/2 Required Open Space: under 10 ac: 30% 10 ac-30 ac: 70% 30-50 ac: 80% 50 acres+: 90%	.03 persons/gross acre (Assumes an average 30 acre site with a caretaker or resident owner)

In Historic Preservation Overlay Areas:
FAR no greater than that of existing structures on average. For example, in many cases, a FAR of 2.0 exists (100% lot coverage, 2 stories, no parking).

Implementing Zoning Districts
A zone should be created based on the existing Commercial Residential zone to reflect current development and regulatory practices and newly adopted General Plan policies.

Industrial

9. The County shall provide for heavy and light Industrial areas where manufacturing and related activities may take place. The intent of this designation is to promote opportunities for manufacturing, to create economic benefits and employment, and to ensure separation of incompatible uses by clearly delineating concentrated areas of industrial use.

Conditionally Allowed
- Manufacturing
- Processing
- Assembly
- Outdoor storage
- Business park activities
- Incidental wholesale and retail sales
- Similar and compatible uses

In addition, changes in use of manufacturing facilities already in existence over 10 acres in size shall require a conditional use permit.

Not Allowed
- Residential uses, not including a caretaker use
- Primary retail activities
- Other incompatible land uses

Location Criteria
- Within Community Core and Influence Areas
- Outside Community Areas where land use conflicts, other impacts, and disruption of critical views can be avoided.
- Sufficiently removed from residences and other sensitive land uses to prevent significant impacts to those uses.

Approval Criteria
Criteria for approval of future industrial developments shall include the following:
- The use will contribute to the County's objective of becoming a balanced community;
- The use will have a positive economic impact on the community;
- The development will be well-designed engineered to protect and enhance the physical environment and to mitigate on-site and off-site impacts to the satisfaction of the County;
- The development will be comprehensively planned.

To ensure that these criteria are met, all uses shall be conditional. Site Plan Review at each phase of development shall be required.

Density/Intensity Standards

Maximum Building Intensity	Estimated Population Density
FAR = 0.50% of lot area Maximum Building Height/Net Acre: 21,780 sq.ft. In Historic Preservation Overlay Areas: FAR = Similar to or complimentary to that of surrounding area which, in many cases, may be 1.0 because of full site coverage and no parking.	0 persons/gross acre

Implementing Zoning Districts
The existing M-1 district needs to be revised to reflect current development and regulatory practices and newly adopted General Plan policies. Two districts are recommended: M-1 and Business Park (for light industrial, office, and research uses).

Issue		Policy
Open Space	10.	The County shall provide Open Space areas to preserve, protect, and provide for the management of sensitive environmental areas and resources which are of particular value to the County. Other land use designations which implement open space goals include the Recreation designation and the various resource production designations: Forest, Agriculture, and Mineral Extraction Overlay and aspects of the various Special Treatment Area Overlays. It is the intent of all of these designations combined to: – Assure the continued availability of land for the production of food and fiber, for the enjoyment of scenic beauty, for recreation and for the use of natural resources. – Discourage premature and unnecessary conversion of open space land to urban uses. – Protect watershed areas and watercourses **Allowed** Essentially unimproved land devoted to: – Preservation of natural resources including, but not limited to preservation of plant and animal life, including habitat for fish and wildlife species; ecologic and other scientific study purposes; rivers, streams, and estuaries; lake shores, banks of rivers and streams, and watershed lands. – Recharge of groundwater basins, marshes, rivers and streams. – Low intensity outdoor recreation, including scenic, historic and cultural areas; low intensity park and recreation purposes, including access to lake shores, and rivers and streams; and links between major recreation and open-space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors. – Management for public health and safety, including, but not limited to areas which require special management or regulation because of hazardous or special conditions such as earthquake fault zones, unstable soil areas, floodplains, watersheds, areas presenting high fire risks, areas required for the protection of water quality and water reservoirs and areas required for the protection and enhancement of air quality. -- Dredging under a valid permit issued by DFG or USFS.

Issue		Policy

Conditionally Allowed
- All structures, including barns
- Sand and gravel operations

Not Allowed
- Residences, commercial, industrial uses, or signs

Location Criteria
- Within Community Areas
- Outside Community Areas

Approval Criteria
Future development in Open Space areas shall be reviewed for ability to protect the underlying resource.

Density/Intensity Standards

Maximum Building Intensity	Estimated Population Density
3000 sq ft / 40 acres	0 persons/gross acre

Minimal structural and impervious surface coverage is the goal for these lands. In many cases, the feature to be preserved would preclude building construction or the open space parcel could be too small to accommodate a structure. Thus, the maximum intensity stated here is expected to be allowed only associated with conditional uses.

Implementing Zoning Districts
Open Space
Stream Zone District

An "open space" zone needs to be implemented to create a specific review policy for lands to be included within the open space areas, reflecting new General Plan Policies

Recreation	11.	The County shall provide areas for small- to mid-scaled developed recreation facilities which are in keeping with the rural, resource oriented nature of the County. It is the intent of this designation to: – Assure availability of recreational land due to its importance to the residents and economy of the County. – Discourage premature and unnecessary conversion of open-space land to urban uses.

- Assure that recreational developments have a tie to existing communities.
- Provide for fiscally positive recreational development.
- Provide in part for economic diversification of the County.

Conditionally Allowed
- Low intensity outdoor recreation, including scenic, historic and cultural areas; low intensity park and recreation purposes, including access to lake shores, and rivers and streams; and links between major recreation and open-space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.
- Small- to mid-scale developed recreational facilities such as ski areas; lodging, resort activities, parks, museums, campgrounds, and minor ancillary retail uses all reviewed on a case-by-case basis as conditional uses. Large scale uses will require a general plan amendment (see Density/Intensity Standards).
- Similar and associated compatible uses

Not Allowed
- Residential uses other than for caretaking purposes or resident property owner. There shall be a relationship between this residential use and the recreation use.
- Employee housing

Location Criteria
- Within Community Areas
- Outside Community Areas where land use conflicts, other impacts, and disruption of critical views can be avoided.
- Within special treatment areae (STA) with conditional use permit.

Approval Criteria
Criteria for approval of future Recreation developments shall include the following:

- The use will contribute to the County's objective of becoming a balanced community;
- The use will have a positive economic impact on the community;
- The development will be well-designed and engineered to protect and enhance the physical environment and to mitigate on-site and off-site impacts to the satisfaction of the County;
- The development will be comprehensively planned.
- The use will not include large scale employee housing.
- The use will not include associated residential development other than for caretaking purposes or resident property owner.

– The use will not be primarily a destination facility; lodging units shall not exceed the threshold under Density/Intensity Standards and shall be ancillary to the recreational use.

Density/Intensity Standards

Maximum Building Intensity	Estimated Population Density
Maximum Total Bldg Square Footage: 25,000 sq.ft. Maximum size of individual lodging units: 1500 sq.ft. Required Natural Open Space: 75% of total acreage on smaller (less than 10 ac) pre-existing parcels 30% Open Space Maximum Impervious Coverage: Four times the building footprint	< .239 persons/acre (This equates to persons per acre expected by location of a caretaker or resident owner on the units/ acre permitted)

Maximum Building Height: 2.5 story structural height maximum
Maximum trip generation: 200 vehicle trips/day
Minimum parcel size: 10 acres

The intent of this designation is to allow for recreational development consistent with the County's rural nature. As a result, a low parcel coverage maximum is used. More intensely developed recreational developments would be appropriate within the Visitor Commercial or Community Commercial designations (allowed within Community Areas only) or would require a General Plan amendment to ensure an elevated level of review.

Recreation Designation Example of Potential Use	
100 ac total	75 acres Open space 25 acres developable - 100,000 sq.ft. impervious coverage allowed - 25,000 sq ft bldgs - 200 vehicle trips/day
	20 cabins= 20,000 sq ft 1 lodge= 5,000 sq ft Prkg area +=100,000 sq ft Other impervious area 2.86 Acres coverage

Destination Resort

Implementing Zoning Districts
Forest Recreation. This existing district will need to be revised to reflect current development and regulatory practices and newly adopted General Plan policies.

The County may provide areas for large-scale destination resorts if the criteria in this policy are met. It is the intent of this designation to be limited in application throughout the County and:

- To avoid negative fiscal impacts to the County
- To avoid negative growth inducing impacts
- To recognize environmental, road, and public facility constraints
- To maximize revenue per visitor within the County reducing revenue leakage out of the County to a minimum
- To bolster the economy of existing communities
- To ensure that recreational development does not conflict with the rural character of the County

Allowed
- Low intensity outdoor recreation, including scenic, historic and cultural areas, low intensity park and recreation purposes, including access to lake shores, and rivers and streams, and links between major recreation and open space reservations including utility easements, banks of rivers and streams, trails, and scenic highway corridors.

Conditionally Allowed
- Developed large scale recreational facilities such as ski areas, lodging, hotels, resort activities, parks, museums, campgrounds, riding, stables, golf courses, skating rinks, restaurants, spas, and ancillary retail uses all reviewed on a case by case basis as conditional uses.
- Similar and associated compatible uses.

Not Allowed
- Residential uses other than for caretaking purposes or resident property owner
- Employee housing

Location Criteria
Criteria for approval of future large-scale recreational developments and placement of this designation on the Land Use Diagram shall include the following:
- The use will contribute to the County's objective of becoming a balanced [illegible].
- The use will have a positive economic impact on the community, phasing or bonding may be required to meet this criteria.
- The use will be well designed and engineered to protect and enhance the physical environment and to mitigate on site and off site impacts to the satisfaction of the County.

– The development will be comprehensively planned;
– The use will not include associated residential development.

Density/Intensity Standards

Maximum Building Intensity	Estimated Population Density
Required Natural Open Space: 75% of total acreage Maximum Impervious Coverage: 10% of non-open space area Maximum Building Height: 3 stories, or as approved through special use permit or a Specific Plan process, with a maximum height not to exceed 10 stories. Maximum trip generation: Unless otherwise provided in a specific plan, not to exceed a level that will cause post-mitigated circulation system to exceed LOS C or result in significant safety impacts. Minimum Parcel Size: 40 acres	<.06 persons/gross acre (caretakers)

Implementing Zoning Districts
A new Destination Resort district will need to be prepared to reflect current development and regulatory practices and newly adopted General Plan policies.

Agriculture 13.

The County shall provide areas for agricultural preserves where the primary use is agricultural production. The intent is to ensure that parcel sizes and allowed uses further the viability of agriculture and avoid interference with agricultural operations as a result of land use conflicts.

Allowed
– Associated residences based on permitted lot size.
– Agricultural uses, including production of timber.
– Animal husbandry.
– Commercial practices performed incidental to or in conjunction with agricultural operations including selling, processing, packaging, preparation for market and equipment storage and repair.
– Local non-commercial sand and gravel operations not exceeding 250 cubic yards and used upon the property from which the sand and gravel is being extracted.

Conditionally Allowed / Approval Criteria
– A limited range of small scale, ancillary activities related directly to the cultivation, harvest, processing, and sale of crops. Compatible ancillary uses shall not create

significant visual, noise, or other nuisance for neighboring residents beyond those inherent in agricultural activities. Any of the following characteristics will define a use as incompatible:

. Use of or construction of structures which do not have a traditional farm appearance.
. Use of more than 2000 square feet of structure for non-farm activities, excluding residential.
. Use of brightly colored awnings, multiple signs, or other features conveying a retail or "circus" appearance on-site or off-site.
. Outside, unscreened storage of more than five non-farm vehicles, resembling a storage, repair, or dismantling business.
. Regular use of purchased non-farm materials exceeding 30% of those used in processing or sales.
. Noise generation exceeding Noise Element standards.
. Bright and unshielded night lighting.
. Hazardous material storage not otherwise required for agricultural businesses.
. Prominent, unscreened non-farm parking and storage facilities.
. Local, non-commercial sand and gravel operations between 250 - 1000 cubic yards.
. A limited range of non retail accessory or appurtenant activities such as riding stables, equestrian centers, hunting and fishing lodges, guest ranches, camping facilities, fish hatchery facilities, animal boarding, care and breeding facilities and other low-intensity outdoor recreation uses which may be appurtenant and which are subordinant to the agricultural use of the property.

– Williamson Act lands: Because the Williamson Act focuses on crop cultivation and harvest, and because it confers special tax benefits on affected lands, ancillary uses on these lands shall also:

. Enhance agricultural viability.
. Enhance agricultural activities.
. Exclude urban development on agricultural lands.
. Generate revenues characteristic of agricultural operations while continuing to receive State subventions.
. Maintain existing parcel sizes or create larger parcels.
. Not be a use for which a suitable alternative site is available outside of Williamson Act contracted lands.
. Commercial practices performed incidentally to or in conjunction with agricultural operations including selling, processing, packaging, preparation for market (retail) and agricultural equipment storage and repair.

Location Criteria
- Outside Community Areas
- Inside Community Areas on a limited basis;
- Lands currently in agricultural production or proposed for such;
- Williamson Act lands;
- Sierra Valley floor.

Density/Intensity Standards

Maximum Building Intensity	Estimated Population Density
Max Bldg Coverage: .01%/acre (example: 17,424 square feet/40 acres)	.003 persons/gross acre (Assumes 1 du/640 ac on exisitng parcels)
Maximum Building Height: 3 stories	

Parcel Size: 640 acres except for agricultural designations within Long Valley Area which shall be 160 acres. The number of units on an agricultural parcel must be consistent with density standards but should not conflict with "family ranches" that are operated by several families.

Forest

14. The County shall provide for protection of its forest lands within the Forest designation in order to:
a. Ensure the continued availability of private timber lands;
b. Ensure the continued viability of timber production;
c. Allow for the managed production of forest lands;
d. Retain the open space and scenic values these lands provide.
e. Prevent conversion to residential uses and other incompatible land uses.

Allowed
- Timber production and appurtenant uses
- Large acreage estate residential on non-TPZ lands
- Low intensity outdoor recreation, including scenic, historic and cultural areas; low intensity park and recreation purposes, including access to lake shores, and rivers and streams; and links between major recreation and open-space reservations, including utility easements, banks of rivers and streams, trails, and scenic highway corridors.

Conditionally Allowed / Approval Criteria

- A limited range of small scale, ancillary activities related directly to timber harvest and processing. Compatible ancillary uses shall not create significant visual, noise, or other nuisance for neighboring residents beyond those inherent in timber

harvest activities. Any of the following characteristics will define a use as incompatible:

. Recreation of low intensity
. Use of or construction of structures which do not have a traditional ranch or cabin appearance
. Use of brightly colored awnings, multiple signs, or other features conveying a retail or "circus" appearance on-site or off-site.
. Outside, unscreened storage of more than five non-timber harvest vehicles, resembling a storage, repair, or dismantling business.
. Regular use of purchased non-timber harvest materials exceeding 30% of those used in processing or sales.
. Bright and unshielded night lighting.
. Hazardous material storage.
. Prominent, unscreened non-timber harvest activity parking and storage facilities.
. Quasi-public uses and public service uses
. Manufacturing and packaging plants

– TPZ lands: Because the Timberland Productivity Act focuses on timber cultivation and harvest, and because it confers special tax benefits on affected lands, ancillary uses on these lands shall also:

.. Enhance timberland viability.
. Enhance timber activities.
. Exclude urban development on timber lands.
. Generate revenues characteristic of timber production operations while continuing to receive State subventions.
. Maintain existing parcel sizes or create larger parcels.
. Not be a use for which a suitable alternative site is available outside of Timber Productivity Act contracted lands.

Location Criteria
– Outside Community Areas
– Lands currently in timber production;
– All TPZ lands shall receive this designation;
– Forested lands.

Issue		Policy

Density/Intensity Standards

Maximum Building Intensity	Estimated Population Density
Maximum Bldg Coverage: .0014%/acre (Example: 10,000 sq ft/160 ac)	.006/gross acre (based on Table 1-24)

Maximum Building Height: 2 stories
Parcelization: No new parcelization except for minor lot line adjustments, parcel combination, or where ability to construct additional homes beyond that possible under existing parcelization will not result.

Implementing Zoning Districts
Existing TPZ and General Forest districts will need to be revised to reflect current regulatory standards and practices and newly adopted general plan policies.

Public Service

15. The County shall designate areas where public and quasi-public uses are allowed such as schools, utilities, governmental buildings, parks, churches, solid and liquid waste facilities, airports, etc. The intent is to ensure that an adequate supply of land is available for these types of uses to serve the projected Plan period population.

Allowed
- Publicly owned facilities;
- Quasi-public service uses.

Location Criteria
- Inside Community Areas
- Outside Community Areas where land use conflicts can be avoided.

Density/Intensity Standards

Maximum Building Intensity	Estimated Population Density
FAR = 0.30	0 persons/acre

Maximum Building Area per Net Acre: 13,068 sq.ft.
In Historic Areas: No greater than that of existing structures on average; in many cases a FAR of 2.0 exists (100% lot coverage, 2 stories, no parking).

Implementing Zoning Districts
Public Service

Issue		Policy
Special Treatment Area Overlays	16.	The County may designate areas where special treatment is desired because of the presence of notable features such as biotic resources, recreational assets, landmarks, etc. All uses in these areas shall be conditional. In addition, in many cases, individual policies may accompany these overlay districts to identify the County's specific concerns in these areas. **Conditionally Allowed** – Underlying use of base district unless defined by area specific policy; – All uses conditional **Location Criteria** – Inside Community Areas; – Outside Community Areas; – Where notable or unique features necessitate special treatment. **Approval Criteria** Criteria for approval of development within the Special Treatment Area Overlays shall ensure that the feature described by pattern or notation on the Land Use Diagrams is not significantly impacted and that treatment is consistent with goals, policies, and measures throughout the General Plan. **Density/Intensity Standards** Maximum determined by underlying base district unless refined by individual policy. Conditional use permit process may result in reduction of maximum density allowed or transferring of density out of this area via underlying base district. **Implementing Zoning Districts** Special Treatment Area Overlay Stream Zone District
Special Treatment Area Overlay LAKES BASIN	17.	Special Treatment Required: A Recreation Master Plan shall be prepared by the County before further recreational development is permitted in this area.. The intent of the Plan should be to: – Ensure that recreational capacity of the Basin is not exceeded – Ensure that winter uses which would be disturbed by additional road access are protected – Ensure that the recreational aspect of the area is not impacted by residential uses – Preserve the character and amenities of the Basin

– Develop specific criteria to ensure protection of Basin resources related to:
  1) Traffic
  2) Noise
  3) Water Quality
  4) Recreational quality
  5) Visual resources
  6) Wildlife
  7) Other resources
– Coordinate with the Forest Service

Special Treatment Area Overlay
THE BUTTES
(STA – Steep Slopes)

18.

No visible disturbance to this area shall be allowed including mineral exploration or extraction, electronic or communication towers or uses, and new road construction or reconstruction.

18a.

Special Treatment Required: These are areas exceeding 25% slope. In general, earth disturbing activities and land uses are discouraged from these areas; however, where development is permitted site adaptive techniques and Best Management Practices for erosion control will be needed.

(STA – Stream Zones within Community Areas)

18b.

Special Treatment Required: These zones are along streams within Community Areas where retention of native vegetation, natural contours, and low erosion and sedimentation rates are desired, but where future building sites are allowed because of the historic pattern of the communities. Structural setbacks are significantly reduced in these areas, but 50 foot and 100 foot septic system setbacks are required for intermittent and perennial streams, as are Best Management Practices.
Note: Stream zones outside of community areas are designated Open Space.

(STA – Washoe Pine Forest)

18c.

Special Treatment Required: These areas contain a special natural community as classified by the California Department of Fish and Game Natural Diversity Data Base. Plants and Wildlife Element Policies 11-15, 21, and 30 specifically apply.

(STA – Deer Migration Corridors)

18d.

Special Treatment Required: These areas are defined by California Department of Fish and Game deer migration mapping. Plants and Wildlife Element Policies 11-15, 21-22, and 30 specifically apply.

(STA – Critical Deer Range and Fawning Areas)

18e.

Special Treatment Required: These areas have been delineated by the California Department of Fish and Game (range) and the DFG local biologist (fawning areas) and are specifically subject to Plants and Wildlife Element Policies 11-15, 21, and 30.

(STA – Other Areas of Special Biological Concern)

18f.

Special Treatment Required: The following areas have been identified as areas of particular biological importance and sensitivity not designated Open Space. All of these areas are also of unique value to the County as passive recreation areas.
– Perazzo Meadow
– Little Truckee River Basin
– Webber Lake Watershed
– Dog Valley
– Jones Valley
– Bickford Meadow

– Independence Lake Watershed
– Kyburz Meadow
– Sardine Valley
– Truckee Summit
– Carmen Valley
– Antelope Valley
– Long Valley
– Known wetlands

Special Treatment Area
Scenic Corridor Overlay
(STA — SC)

19.

The County may designate areas where special treatment is desired in scenic corridors. The intent is to provide for an elevated level of design review in scenic corridors. All uses and related activities, including structure demolition, major grading and tree removal, signage, lighting, and major remodeling shall be conditional.

Conditional Uses
– Determined by underlying base district;
– All uses consistent with the underlying base district are also conditional

Location Criteria
– Inside Community Areas;
– Outside Community Areas;
– Within scenic corridors (County or State designated).
Note: The STA-SC overlays do not depict the federal or state scenic highway scenic corridors but are the most critical local corridors as described in the Visual Element, Table 16-1 and Policy 1d.

Density/Intensity Standards
Maximum determined by underlying base district unless refined by individual policy. Conditional use permit process may result in reduction of maximum density allowed via underlying base district.

Implementing Zoning Districts
Scenic Corridor Special Treatment Area Overlay

Special Treatment Area
Historic Preservation Overlay
(STA — HP)

20.

The County may designate areas of prehistoric or historic value with a Historic Preservation Overlay. The intent is to provide for an elevated level of design review will occur in order to protect its cultural resource values. Discretionary review of all renovations, new projects, public facilities, landscaping, demolitions, signs, and other major alterations shall be required in these areas.

Conditionally Allowed
– Same as underlying Base District;
– All uses conditional

Location Criteria
– Where historic or prehistoric resources have been identified

Issue		Policy
		Density/Intensity Standards Determined on a case-by-case basis but in no case greater than that allowed by the underlying base district. **Implementing Zoning Districts** Historic Preservation Overlay **Other Implementation:** Design Review Process (See Visual Resources Element)
Special Treatment Area	21.	{Number not used at this time}
Special Treatment Area Mineral Extraction Overlay (STA — ME)	22.	The County shall provide for additional protection of its mineral lands via a Mineral Extraction Overlay district within compatible base General Plan land use districts. The intent is to provide for an elevated level of assurance that land use conflicts will not occur between mining activities and neighboring uses. **Conditionally Allowed** – Surface and subsurface mining; prospecting; exploration; and ancillary uses – All uses conditional **Not Allowed** – Uses which would be incompatible with existing or future mineral extraction activities. **Location Criteria** – Outside Community Areas; – Where it has been established that important minerals are present via existing operations, qualified studies, State classification, or obvious aggregate resources. **Approval Criteria** The policies within the Mineral Management Element will direct resource extraction procedures.

Density/Intensity Standards
Determined by underlying land use district.

Implementing Zoning Districts
Mineral Extraction Overlay

Special Treatment Area
Floodplain Overlay
(STA - FP)

23. The County shall designate FEMA mapped 100 year floodplains with a Special Treatment Overlay. The intent is to ensure protection of structures from major flooding events and to avoid alteration of the floodplain which could divert flows and affect other properties.

Conditionally Allowed
- Determined by underlying base district
- All uses conditional

Not Allowed
- New schools, hospitals, or public safety related buildings.

Location Criteria
- Inside Community Areas;
- Outside Community Areas;
- Within the FEMA mapped 100 year floodplain.

Approval Criteria
Criteria for approval of development within the Floodplain Overlay areas shall include the following:
- Residential foundations shall be at least one foot above the 100 year flood elevation; and
- Non-residential structure foundations shall be at least one foot above the 100 year flood elevation or flood-proofed to prevent damage from the 100 year flood;
- Site development shall not serve to alter or increase 100 year flood flows to affect areas not currently within the 100 year floodplain.

Density/Intensity Standards
Maximum determined by underlying base district unless refined by individual policy. Conditional use permit process may result in reduction of maximum density allowed by underlying base district.

Implementing Zoning Districts
Floodplain Overlay

Special Planning Area - Destination Resort (Balls Ranch) (SPA-DR)	24.	Implementation measures and limitations on rezoning may be found under "Special Planning Area - Destination Resort (Balls Ranch) SPA - DR".
Planned Development Overlay (PD)	25.	Implementation measures and limitations on rezoning may be found under "Special Planning Area - Destination Resort (Balls Canyon) SPA - DR".
	26.	The County may designate areas where creative solutions to site planning or a mixture of uses are desired to address site-specific constraints or opportunities with a Planned Development Overlay. **Conditionally Allowed** – Determined by underlying base district. However, amount of area dedicated to specific uses may be further refined by the designation. (e.g., PD, VC;, MUR (MU 5 ac) = Planned Development Visitor Commercial and 5 acres Multiple Unit Residential) – All uses conditional **Location Criteria** – Inside Community Areas; – Outside Community Areas; – Where creative site planning is desired. **Approval Criteria.** Criteria for approval of development within the PD Overlay areas shall include: – Creative site planning to reflect adaptation to site constraints and opportunities; – Common open space to meet the needs of the proposed development; – Specific implementation of goals, policies and measures of the General Plan. **Density/Intensity Standards** Maximum determined by underlying base district and any refinements attached in parentheses to the PD Overlay designation. Conditional use permit process may result in reduction of maximum density allowed by the underlying base district. **Implementing Zoning Districts** Planned Development Overlay
X Overlay (Related to Land Use Standards)	27.	Notwithstanding other policies, no land subject to the "X" Overlay shall be further subdivided nor shall further lot splits be created. The "X" Overlay shall be used to mitigate cumulative impacts of successive land divisions. The "X" Overlay may also be used where allowable density is transferred to another parcel.

Other Land Use Regulations

28. Notwithstanding other policies, the County shall provide for development on an existing legally established lot which does not conform tc the minimum parcel size of the General Plan land use designation and implementing zoning district provided that all other current development standards are met.

29. Notwithstanding other policies, minor lot line adjustments may be allowed for existing substandard size parcels provided that no new building sites are created.

30. Minimum parcel size requirements and parcel division restrictions for the respective General Plan land use designation shall not apply to parcels occupied by Government bodies.

ECONOMIC ELEMENT



GENERAL PLAN
2012

SIERRA COUNTY GENERAL P·L·A·N

JULY 1996

2. Economic Element

Introduction

An Economic Element is not required by State planning law. However, it is included in this General Plan because of the importance of economic issues to Sierra County.

Through the General Plan, economic development can best be fostered by:

- Setting a theme
- Setting priorities for government action and targets (such as number of jobs)
- Suggesting a framework for action
- Providing a forum for yearly monitoring as required by State law
- Ensuring an adequate supply of appropriately zoned land
- Providing for adequate public facilities

It is the intent of this Element to address each of these issues.

Detailed information related to the Economic Element is contained within the Background Report. Specific topics discussed include:

-Overall economic development/ need for diversification
-Employment sectors
-Unemployment

-Employment trends
-Economic development program idea inventory
-Recreational development case studies

Element Goals

1. It is the goal of the County to work toward diversification of its economy and a sustainable economy and quality of life.

2. It is the priority of the County to retain and enhance existing businesses and improve on traditional economic pursuits, strengths, and resources rather than develop new types of economic activities and competition to existing economic centers.

Future Needs / Economic Development Action

Recommendations

Meeting the economic goals of this Element will require active County participation in the following areas:

1. **Staffing and Financing ~** Given the extreme fiscal dilemma facing County government, it is unrealistic to expect County resources to be entirely responsible for implementation of the General Plan economic goals through an active strategy. There will be some County funds needed and allocation of County staff time. But, the key is attracting new resources—both staff and money. A partnership approach is needed to do this so that County staff can work with private sector sources to develop a positive, directed program. An Economic Development Coordinator has been suggested by many sources. This function could be carried out by County staff or with County funding participation by the Sierra County Economic Development Council or the Plumas County Community Development Commission.

2. **Structure and Organization ~** The County will need to restructure itself and create new financing mechanisms to avoid fiscal failure. A healthy County budget ensures funding of recreation, the arts, and public facilities which support the tourism sector of the economy. A whole new approach to organizing local government is essential if we are going to survive the stresses currently impacting public services. There are any number of possibilities for restructuring, including consolidation of city/county;

consolidation of special districts; shedding services from the public sector; impact fees, etc. These methods are discussed in the Public Facilities Element but center around:

- Formation of a County Service Area to meet the needs of existing residents and,
- Creation of a Community Facilities District (Mello-Roos) and adoption of mitigation fees to provide for the needs of new development.

3. **Incentives and Development Guidelines ~** The County needs to establish incentives that will assist the developers in installing the types of development and the character of development that is desired and is consistent with the General Plan. Examples of these incentives would include: transfer of development rights; planned unit development application processing streamlining as opposed to individual property applications; and flexible design standards for certain types of development.

4. **Monitoring of Economic Progress ~** Yearly monitoring of economic indicators such as housing starts, new jobs, unemployment rates, etc. is needed. These kinds of periodic measurements are essential to maintaining integrity with the community that assists in formulating the vision of the future and setting of goals for the County. In addition, the measurement of results will be of value to prospective developers who seek to improve lands consistent with the General Plan. It will assist their planning; the ability to judge what the market is for additional absorption of new development; and allow the County to report back to the residents as to what has been accomplished.

   Sometime prior to the annual budget is a good time to complete the public reporting of results . (February is recommended throughout the Plan.) The results noted in the monitoring report can serve as an incentive to the participants to continue their efforts and to improve the results for the next reporting period.

Related Plans

Overall Economic Development Plan, Sierra Economic Development District (annually). As a member of the four-county Sierra Economic Development District, the County participates yearly in the preparation of a

regional Overall Economic Development Plan. Within the Plan, areawide and County employment, unemployment, and economic statistics are updated yearly. These figures can be used in the annual General Plan and Economic Element progress report.

Economic Development Assessment Sierra County (1989) was prepared by Economic Development Services for the Sierra Economic Development District. The assessment includes a general discussion of forces affecting the rural economy, key observations on Sierra County's economy, and recommendations including the creation and funding of an Economic Development Commission.

The Feasibility of Tourism in Sierra County Including an Implementation Plan (January 1992) was prepared by the Sierra Economic Development District to evaluate Sierra County's existing tourism base and future potential. It notes that the County qualifies as a tourism community, with 6.7 guest beds for each 100 residents (the World Tourism Organization defines a tourism community as having a ratio of over 4 beds for each 100 residents). It also observes that the summer volume of tourists is near capacity, and that the County's focus should be on creating a more uniform, year-round use of recreation and tourist facilities.

The Plan contains several goals relating to recreation issues, paraphrased below:

- The establishment of a professionally-staffed tourism development program.
- The improvement of the quality and quantity of existing visitor services and attractions.
- The development of additional activities for visitors, compatible with local residents' concerns.
- Maintaining the sustainability of County recreation by protecting resources.

USFS Economic Diversification Committee. In 1992, the U.S. Forest Service facilitated the creation of an Economic Diversification Committee which involved many residents in creating specific diversification tasks. A number of the recommendations have already been implemented most notably the hiring of an Economic Development Coordinator to head up a new Sierra County Economic Development Council. Inclusion in the Forest Service Scenic Byways System has also taken place.

"Potential Utilization of Small Diameter Trees in Sierra County Public Lands." This report was prepared in 1994 by Paul Rosenfeld and published jointly by the Sierra County Economic Council and the US Forest Service.

Assumptions

The following assumptions were used to develop policies in this Element.

1. The County's easily accessible renewable resources have been developed. Timber harvest yield will be less than historic levels. The acreage irrigated in the Sierra Valley presumably uses the full water resources available and cannot be increased further unless new waters or crops can be found.

2. The County is too near Reno to attract major industries, warehousing or business firms. Nevada's laws, taxes and practices provide a number of advantages to business which currently cannot be matched in California. In addition, the Reno area now has a sizeable labor pool. Theoretically, the County could be attractive to high tech firms dependant on telecommunications because of its recreational activities and uncrowded living conditions. The Grass Valley and Nevada City area has successfully attracted a number of high tech firms. However, located at a lower elevation, it is easily accessible, it has developable sites, provides a sizeable labor pool, and is nearer to the major California markets. In summary, for most types of commercial or industrial development, surrounding areas provide far more suitable conditions than Sierra County.

3. Sierra County has too limited a population to support major retail, service or industrial type uses.

4. Sierra County has extreme temperature variations, intense periods of snow, little developable terrain, and lack of urban services, which limits its attractiveness to large numbers of seniors for retirement type housing and other types of development.

5. Federal land ownership an location limits growth potential.

6. Poor regional access limits growth potential.

7. The County will continue to experience cyclical economic ups and downs in the forestry, mining, and retail sectors of the economy.

8. Projections of Population and Employment.

    a. **Population.** The State's extended projections anticipate that the County's population will increase from 3,318 in 1990 to 4,110 in 2012. These projections anticipate that the County's population will grow at a somewhat faster rate (36 persons or 1.1% per year average) than they did in the 1980's (26 persons per year average) but below the growth rates experienced in the 1970's (71 persons per year average).

    b. **Employment Trends.**It is estimated that employment in Sierra County increased from about 900 employed residents in 1970 to 1,180 in 1980 to more than 1,350 in 1989. When employment is related to the number of households in the County, the ratio has varied from a low of 80 employees per 100 households to nearly 120 employees per 100 households. The average has been about 91 local jobs per 100 households. These figures have been used to project the number of employees in the future based on the projected population and households. This projection anticipates that the number of employed persons in the County will increase from 1,350 in 1989 to 1,921 in the year 2012. The average increase over the next 20 years would amount to about 47 new jobs per year compared to an average increase of 28 per year in the 1970's and 19 in the 1980's.

9. A continuation of the slow to moderate growth rate experienced by Sierra County in the past will best serve its ability to create a sustainable economy.

Table 2-1
ECONOMIC ELEMENT
GOALS, POLICIES, AND IMPLEMENTATION MEASURES

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	6	7	on-going
		FUNDAMENTAL GOALS OF THE GENERAL PLAN									
		1. It is the County's most fundamental goal to maintain its cultural, heritage, rural character and preserve its rural quality of life.									
		2. It is the County's goal to defend its important natural features and functions; these have included and always will include, scenic beauty, pristine lakes and rivers, tall mountain peaks and rugged forested canyons, abundant and diverse plants and animals, and clean air, water and watershed values.									
		3. It is the County's goal to foster compatible and historic land uses and activities which are rural and which contribute to a stable economy.									
		4. It is the County's goal to direct development toward those areas which are already developed, where there are necessary public facilities and where a minimum of growth inducement and environmental damage will occur. The pattern of land uses sought by the County is a system of distinct and cohesive rural clusters amid open land.									
		5. It is the County's goal to provide a comprehensive Plan for all lands and uses within the County regardless of ownership or governmental jurisdiction.									
		AIR QUALITY GOAL									
		1. Maintain and protect high standards of air quality.									

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3-6	7+	on-going
Overall Economic Development / Employment	1. Develop land use policies which encourage retention of existing jobs in the County and which provide an adequate inventory of lands zoned to accommodate economic development.	1a. Support and strengthen exisitng businesses.			✓						✓
	2. Provide and promote recreation and the arts as economic assets.	2a. Continue to pursue development of community halls and parks.			✓						✓
		2b. Encourage the arts, both visual and performing to be incorporated with economic development strategies.			✓						✓
		2c. Maintain, protect, and restore historic resources.			✓						✓
	3. Promote and enhance natural resource industries by zoning restrictions which prevent incompatible land uses and/ or conflicts that could be detrimental to these key economic assets.	3a. Strengthen the Natural Resource Industry policy to implement specific regulations.	✓	✓	✓				✓		
		3b. Support land use policies on agriculture, timber, and mineral extraction.			✓						✓
	4. Reduce the cyclical nature of the County's various industries on its overall economy by creating greater winter employment and economic activity.	4a. Provide a study on winter economic potential and work closely with USFS to coordinate efforts.			✓				✓		
	5. Work toward diversification and sustainability of existing economic conditions in the County and establish an economic growth rate which will support general plan growth rates by: -equal jobs and population growth rate -unemployment no greater than the State average -a median income which equates to a saving wage -economic activity that will create working capital for business and industry -attracting better than minimum wage employment.	5a. Implement a program to increase efficiencey of development review and building permit process.	✓						✓		
		5b. Develop specific site development standards and identify an inventory of properly zoned lands for economic development which clearly outline County expectations to prospective investment and/or development interests.	✓						✓		
		5c. Continue to support the Economic Council in applying for grants and offering economic development strategies.			✓						✓
		5d. Monitor economic development progress and continually update goals and objectives.			✓						✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3-6	7+	on-going
	6. Encourage economic development which strengthens the public and private infrastructure such as roads, parks, utilities, cultural centers, community public facilities, and recreational areas. Assure that public facilities that serve economic development needs work toward fiscal solvency.	6a. Pursue grant and loan programs.			✓						✓
		6b. Analyze mitigation fees as a measure to assist in financing this need.	✓						✓		
		6c. See Public Facilities and Land use Element policies and measures.									
	7. Provide for home occupations and cottage industries and preserve the integrity of commercial/ retail areas.	7a. See Land Use and Housing policies and measures.									
		7b. Preserve commercial centers of all Community Core areas and the City of Loyalton. Prevent strip commercial development between communities or other activities which would decentralize these commercial centers.			✓						✓
Local Economic Development Efforts	8. Support County programs which identify local business, local products, and existing or potential markets.	8a. See 5a, 5b, 5c above.									
		8b. Support programs that lead to sources of capital for local business devlopment.			✓						✓
		8c. Support local chamber of commerce and business groups to increase communication and economic growth.									
	9. Establish methods to increase jobs or offer industrial and business incentives.	9a. Implement tax credits and incentives to local businesses and offer business consulting services.			✓					✓	
		9b. Pursue housing rehab funding and other sources of funds to promote use of local employment and local business while at the same time enhancing local infrastructure.	✓								✓
Local Employment Pool	10. Encourage employment of County residents and assure sufficient future job potential to prevent the displacement of family members who are required to emigrate to employment opportunities outside the County.				✓						✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3-6	7+	on-going
Tourism	11. Promote tourism as a key economic asset that offers year round economic development opportunities, both in business development and in employment opportunity.	11a. Coordinate regional advertising of County resources with adjacent counties andregional associations.			✓						✓
		11b. Maintain a cooperative economic program that networks tourism with natural resource industries.			✓						✓
		11c. Encourage protection of natural scenic beauty of the County.			✓						✓
Schools		11d. Pursue winter economy analysis.			✓				✓		
Schools	12. Facilitate the development and maintenance of schools to ensure the economic and cultural vitality of the County.	12. Coordinate with Sierra Plumas Joint Unified School District			✓						✓
	13. Provide for the joint use of school and park facilities for enhancement of recreational, cultural, and economic activities and assist schools in the pursuit of funding sources for maintenance and capital improvements.				✓						✓
					✓						✓
	14. Encourage the development of a facilities master plan for schools which will include growth projections and establish the basis for ultimate school district boundaries and institutions.				✓						✓
	15. Encourage ROP and other programs to provide higher educational opportunities and programs to be made available within the County.										
	16 Promote and assist County school administration to assure prevention of any furthur reductions to school funding										

HOUSING ELEMENT



GENERAL PLAN
2012

SIERRA COUNTY GENERAL P·L·A·N

JULY, 1996

3. Housing Element

(Minor changes to reflect Land Use Map revisions 3/95)

Introduction

The State of California requires that each County's general plan include a housing element. Housing elements must set forth a five year program to provide for the housing needs of the community. The program must do all of the following:

> "(1) Identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels, including rental housing, factory-built housing, mobile homes, emergency shelters and transitional housing in order to meet the community's housing goals ...
>
> "(2) Assist in the development of adequate housing to meet the needs of low- and moderate-income households.
>
> "(3) Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.
>
> "(4) Conserve and improve the condition of the existing affordable housing stock.
>
> "(5) Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color."
>
> Section 65583, Article Housing Element Law 10.6

Housing elements must be updated at least every five years. The State Department of Housing and Community Development (HCD) has established an update schedule dividing localities into four groups. This Element is intended to meet the 1992 required update. Sierra County's next required update completion is July 1997.

Relationship to Previous Element

A very general set of housing policies was included in the 1970 Sierra County General Plan. A more detailed housing element was then prepared in 1978 identified a number of housing issues which still exist today:

Existing Issue	Progress or Change in Conditions
— A large percentage of second homes	— Vacancy rate has fallen from 43% in 1990 to 39.1% in 1992
— Numerous homes constructed below Building Code Standards	— No quantification is available. but new construction must be to code; 54% of the County's housing stock has been built since 1970.
— Limited Infrastructure	— Little change, though a number of small public water systems have been upgraded
— Limited availability of private land and a rugged physical environment which limit housing development opportunity	— No change.
— Limited supply of rental housing	— 33.2% of County households were renters in 1990; 35% of households were renters in 1980.

In addition, eleven specific action programs were adopted in the 1978 Housing Element (pp. 32-37):

Action Program	Progress or Change in Conditions
Objective 1 Increase the "effective" amount of buildable land in the County. Action: 1. Rezone to higher densities those lands in and around each community which are not constrained by natural or man-made features. Evaluation Criteria: Are densities increasing in townsite areas?	Yes. The areas around each community were rezoned for higher densities after adoption of the 1978 General Plan. A number of lots have been infilled since 1978 and the Loyalton Senior Citizen Apartments (located in the unincorporated area) were completed.
2. Initiate discussions with the USFS about relinquishing developable land around townsites. Evaluation Criteria: Were talks held?	Yes, talks have been held. The Goodyear's Bar land sale negotiations are progressing and the Land Use Map includes this area in the Community Core as a result. The County now intends to file with the USFS for a town site patent for Goodyears Bar. The County would purchase the land in anticipation of revenue from resale to private individuals. Implementation Measure 21d reiterates this desired action to continue relative to other properties.
3. Apply for water, sewer and fire protection systems development grants. Evaluation Criteria: Does the Overall Development Committee have appropriate projects to review and evaluate each year?	A number of water and sewer (Loyalton) grants have been received since 1978 expanding residential development potential. This continues to be a need discussed in the text on page 3-62 and reiterated in Policy 21. The Committee does not exist; SEDD and the Plumas County Economic Community Development Commission performs this function and have applied for related grants.

Objective 2
Inform private individuals and developers about available housing loan and grant programs.

Action:
1. Post current information about relevant FmHA and HUD programs on bulletin boards in the County Court house and in the Loyalton City Hall?

Evaluation Criteria: Are individuals or developers asking questions about relevant programs?

No new subsidized housing projects have been built since 1978. Any information on relevant programs is routinely posted. However, the updated Housing Element notes that individual Section 502 loans through banks offer the best opportunity for the creation of affordable homes in Sierra County. Market conditions and lack of development firms interested in multi-family construction in this rural area are constraints to the use of other programs. (See text, page 3-63 and Policy 2)

Objective 3
Action:
1. Initiate discussions with various banking institutions about the possibility to invest more heavily in Sierra County.

Evaluation Criteria: Is more money available?

See above.

Objective 4
Increase the rent paying ability of local tenants.

Action:
1. Invite the State Dept. of Housing and Community Development (HCD) to sponsor a "Section 8" rental assistance program in the County.

Evaluation Criteria: Was HCD contacted?

A Section 8 program exists in Sierra County and has expanded modestly since 1978. However, additional artifacts are needed. See Implementation Measure 2d for reiteration of this desired action.

18.8% of all rental households were overpaying for housing in 1990. (See Table 3-22). In 1980 31.2% of all rental households were overpaying for housing (Draft 1990 Housing Element, p. 19). Thus, overall rental affordability has increased.

Objective 5
Increase the amount of money available to County residents for home repair.

Action:
1. Establish local non-profit corporations to act as applicants for and recipients of available rehabilitation loan funds.

Evaluation Criteria: Was HCD contacted?

Implementation of this objective has varied from the original recommended action. The Plumas County Community Development Commission has performed this function for the County in recent years and has received a number of grants. (See text page 3-63 for further discussion.)

Use of the Commission has been successful and is recommended for continuation in Policy 2.

Objective 6
Initiate a local home repair program

Action:
1. Contact the high schools and retired tradesmen about starting a home repair work/study program.

Evaluation Criteria: Were the Schools and retired tradesmen contacted?

Implementation of this objective has varied from the original recommended action. Housing condition surveys and a weatherization program have been implemented by the Plumas County Community Development Commission. Continuation of rehabilitation work is again recommended in Policy 9b. Specific program targets are recommended to tie into Housing Element goals.

Objective 7
Initiate a program for identifying homes needing repair.

Action:
1. Establish a routine for inspecting and citing dwellings which do not comply with the County building code.

Evaluation Criteria: Have any buildings been repaired because of this action?

Vigorous code enforcement is also again recommended in Policy 10. The Building Department does routinely cite code violators after identification by visual surveys. Policy 10 expresses the need to continue these activities.

Objective 8
Action:
1. Develop and incorporate into the zoning ordinance performance standards for location and construction of new residential development.

Evaluation Criteria: Does the zoning ordinance specify measurable limits for erosion sewage disposal, removal of vegetation, noise, etc.?

Performance standards have not been incorporated into the Zoning Ordinance and are not recommended per se in this General Plan. However, throughout the General Plan, environmental impact thresholds, setbacks, and noise criteria are set forth. Many will be incorporated into the Zoning Ordinance update. Others are free standing. Key constraints are incorporated into the Land Use Diagrams. These revised criteria are not expected to greatly affect the cost of housing and their lack of existence in the past has not been a barrier to efficient review of housing proposals. As a result, the issue is not discussed specifically in this updated Housing Element. However, certain other governmental constraints are addressed in Policy 21. Encouragement of the use of engineered septic systems when necessary to serve affordable housing is one example.

Objective 9
Promote the construction of housing for seasonal employees.

Action:

1. Adopt a resolution requesting that public agencies such as Caltrans and the USFS, and private agencies such as Sierra Pacific Power Company provide housing for their seasonal employees.

Evaluation Criteria: Was a resolution adopted?

Updating Process

Periodic updating of the Housing Element should occur at five (5) year intervals or less. The updating process should be comprehensive and should include the following:

1) Evaluation of the effectiveness of the adopted housing program in accomplishing objectives and policies established in the element;

2) Continued evaluation of housing problems and needs;

3) Continued incorporation of new census data as it is made available.

4) Continued involvement and awareness of State and federal housing programs.

A resolution has not been adopted and seasonal housing constraints are still an issue particularly for many seasonal jobs generators (such as timber harvests) which do not receive County discretionary review as a result of State and federal regulations. Some seasonal jobs generating projects (such as recreational development) do receive discretionary review. Recognition of these limitations will make for more practical implementation measures (See Policy 12).

This update includes each of these analysis points.

Summary ~ In December of 1991 a draft Housing Element was submitted to the State Department of Housing and Community Development and comments were received on the document. However, the element was not adopted. As a result, the 1986 Housing Element law was not responded to until the preparation of this Element. Quantified objectives were never adopted until the completion of the Housing Element. However, the draft 1991 Element saw a need for a total of 687 new units in the County between 1987 and 1992. Only 84 residential units were constructed during this period (Table 3-1); however, households decreased by 4 (Table 3-1). As a result, it appears

that housing construction outpaced the actual need which was overestimated in the previous draft Element. Seasonal housing construction has made up a significant portion of recent construction.

In summary, progress on the 1978 Housing Element goals, policies, and implementation measures has not been significant. Some progress has been made; examples include:

- The construction of the Loyalton Senior Citizen Apartments;
- Award of a number of water and sewer system grants;
- Weatherization programs have taken place;
- A housing condition survey has been prepared.

Significant progress has not been made in the area of:

- Resident accessibility to special housing loan programs;
- New seasonal employee housing;
- Construction of new subsidized units.

There are a number of reasons for this lack of progress including:

- Lack of yearly progress report;
- Lack of quantified objectives
- Only relatively recent use of the Plumas County Community Development Corporation;
- No staff assigned to implementation responsibility;
- A number of policies were unrealistic.

This updated Element addresses these and other shortfalls.

Goal

It is the goal of the County to provide a range of housing types consistent with the fundamental tenets of this Plan.

Future Housing Needs

Total Need

As required by the State, the Sierra Economic Development District has prepared a Housing Allocation Plan for all jurisdictions within its area (Placer, El Dorado, Sierra, and Nevada Counties) in recognition of the need to distribute housing types fairly throughout the counties. The percentage of households in each income category mirrors the existing percentages in the unincorporated area. A need is seen for approximately 5 units/year affordable to very low and low income households and 2 units/year affordable to moderate income households through 1997. Total housing construction need of approximately 11 units/year is estimated by SEDD (See Table 3-30). Countywide, between 1987 and 1991, an average of 18 residential building permits per year were issued, thus the total need appears achievable. It will be more difficult to ensure their affordability to very low, low, and moderate income households.

Table 3-1
SIERRA COUNTY HOUSING ALLOCATION PLAN
1990-1997

FAIR SHARE HOUSEHOLD PROJECTIONS

	VERY LOW	OTHER LOW	MODERATE	ABOVE MOD.	TOTAL
HCD Housing Goals-	32%	12%	21%	35%	100%
LOYALTON-	108 (21.3%)	41 (21.6%)	71 (21.4%)	173 (31.2%)	393 (24.8%)
Balance of County	399 (78.7%)	149 (78.4%)	261 (78.6 %)	382 (68.8%)	1,191 (75.2%)
Total	507 (100%)	190 (100%)	332 (100%)	555 (100%)	1,584 (100%)

Assumption: Average annual county growth rate of 1.0%

1990-1997 FAIR SHARE NEEDS ALLOCATION

	VERY LOW	OTHER LOW	MODERATE	ABOVE MOD.	TOTAL
Loyalton	8	3	6	14	31
Balance of County	28	10	16	25	79
Total	36	13	22	39	110

Source: Department of Finance "Population and Housing Estimates" for January 1990; Income Group Estimates based on 1980 Census.

Notes	Incomes	Monthly Affordable Housing Cost[5]	Home Sales Price[6]
Very Low income[1]	$0-8489	to $212	to $25,500
Other Low Income[2]	$8490-13,499	to $337	to $40,500
Moderate Income[3]	$13,500-18,899	to $472	to $56,697
Above Moderate[4]	$18,900 to	---	---

[1]0-50% of area medial family of 4 income
[2]51-80% of area median family of 4 income
[3]81-120% of area median family of 4 income
[4]+121% of area median family of 4 income
[5]30% of gross income
[6]3x gross income

ADEQUATE SITES STRATEGY

The following chart outlines the total amount of vacant acreage in the proposed Plan designated in the two housing densities which are expected to provide for housing affordable to moderate, low, and very low income households. It also shows the amount of land which is currently served by public water or could readily be served by public water.

It is assumed that the R-1/2 designation will provide for moderate income groups as well as a number of very low and low income households via Section 502 or Self-Help Housing Programs, the MUR designation will provide for the very low and low income groups via implementing duplex and multi-family zoning.

These strategies for adequate sites are included in the Quantified Objectives table.

Table 3-2 tabulates all land designated for densities which are expected to provide for low, very low, and moderate income affordable housing.

Table 3-2
ADEQUATE SITES FOR VERY LOW, LOW, MODERATE INCOME HOUSING

	R-1/2 (2du/ac allowed)		MUR (8-12 du/ac allowed)	
	Vacant Acres 2/	Potential New Units1/	Vacant Acres 2/	Potent. New Units1/
Southwest Sector				
Alleghany	1.3	10	0.89	14
Forest	0	0	0	0
Pike	0	0	0	0
Highway 49 Sector				
Goodyear's Bar	11.91	25	0	0
Downieville	9.34	42	0	49
Sierra City	86.2	257	3.91	77
Highway 89 Sector				
Calpine	10.3	46	1.15	132
Sattley	1.01	12	0	0
Sierraville	82.6	192	0	0
Outside Loyalton (Unincorporated Area)	8.72	17	16.35	193
Verdi Area	0	0	0	0
TOTALS	**200.35**	**341**	**22.28**	**402**

1/ Maximum potential density is shown though constraints may not allow. Also, both R-2 and R-3 zoning are consistent with this designation. Source: Buildout Calculation Tables. Includes units on partially developed parcels with additional development potential which is extensive in many cases.

2/ Only completely vacant land is shown here. Thus, this column cannot be multiplied by density factors to result in total potential units. Unit calculations were done on a case-by-case evaluation. This column is provided as an inventory of vacant land which could most readily be developed without the constraint of already existing development on site.

Potential Sites Immediately Available for Housing

Table 3-2 tabulates land which is immediately available for low, very low, or moderate income housing for the following reasons:

- R-1/2 parcels which already exist or are in close proximity to water lines.
- MUR parcels which already exist and are in close proximity to water lines or are expected to utilize individual wells. All of these areas have solvable public facility constraints such as extension of water lines and addition of water storage, well provision, creation of septic systems. In the case of the Loyalton site, contribution to expansion of the sewage treatment plant would like be necessary but this is considered feasible.

The table shows that the 1997 target is provided for on the Land Use Maps with developable land. Partially developed lands designated for additional density makes up a significant portion of the potential for new dwelling units. These lands can be considered suitable for "redevelopment" though redevelopment sites and structures in the classic sense of the term do not exist in Sierra County. The Community Commercial designation also allows for mixed use but the potential for these units is not calculated into the Adequate Sites tables. A number of MUR and R-1/2 designated sites will need to be rezoned consistent with this Element and the Land Use Element.

It should be noted that upon adoption of the General Plan it will take approximately two years for a new Zoning Ordinance and map to be prepared. Until then, the General Plan Land Use Maps should be used as the basis for land use density decisions.

Table 3-3
MOST READILY AVAILABLE FOR VERY LOW, LOW, MODERATE INCOME HOUSING
(Available for 5-year Needs)

	R-1/2 (2 du/ac allowed)		MUR (8-12 du/ac allowed)	
	Vacant Acres 2/	Potential New Units1/	Vacant Acres 2/	Potential New Units1/
Southwest Sector				
Alleghany	1.3	10	89	14
Forest	0	0	0	0
Pike	0	0	0	0
Highway 49 Sector				
Goodyear's Bar	1	3	0	0
Downieville	1.5	4	0	
Sierra City	12	30	3	71
Highway 89 Sector				
Calpine	10.3	46	1.15	132
Sattley	1.01	2	0	0
Sierraville	15	10	0	0
Outside **Loyalton (Unincorporated Area)**	0	0	16.33	193
TOTALS **1997 TARGET**	42.8 ac	105 units 26 units	21.37 ac	468 units 28 units

1/ Maximum potential density is shown though constraints may not allow. Source: Buildout Calculation Tables, Land Use Element. Includes units on partially developed parcels with additional development potential which is extensive in many cases.
2/ Only completely vacant land is shown here. Thus, this column cannot be multiplied by density factors to result in total potential units. Unit calculations were done on a case-by-case evaluation. This column is provided as an inventory of vacant land which could most readily be developed without the constraint of already existing development on site.

Specific Quantified Objectives

The following quantified objectives outline more specifically how the County can work towards meeting housing needs.

Table 3-4
QUANTIFIED OBJECTIVES FOR CREATION OF NEW HOUSING UNITS 1990-1997
(minimum # units)

	General Plan Desig-nation	Proposed Consisten t Zoning	Very Low[1]	Low[1]	Moderate[1]	Above Moderate	Total
Low Density	R,RR AGF	RR,GF, A1				25	25
New Small Lot Size, Family Housing,	R-1/2	R-1	5	5	16		26
Duplexes	MUR	R-2	11	5			16
Small Duplex, Quadplex, and Cottage Court Complexes	MUR	R3	12				12
Mobile Home Parks	MUR	R-2					
Second Units	All Desig-nation	All Zones	15	10	10		35
TOTAL #			**33**	**20**	26	25	**104**
TARGET #			28	**10**	16	25	**79**

[1]State and federal programs will need to be used to achieve affordability within these categories.

The quantified objectives rely mainly on new areas proposed for the multi-family land use designation and implementing R-2 and R-3 zoning. No multi-family units have been constructed in many years in the unincorporated County area. The objectives assume that 1 unit multi-family complex can be constructed over the next five years. This objective is implemented in Implementation Measure 2e calling for an FmHA Section 515 complex in the Downieville/Sierra City area of 10-25 units. Alternately, small lot or duplex subsidized units could meet this need and 16 of these types of units are targeted. These units would be more consistent with the character of Sierra

County's existing communities than apartment type structures and implementation is expected to be more feasible because it would be in keeping with the scale of development normally attempted by local developers. It is expected that it would be feasible, with subsidy, to create one or two small, individual unit subdivisions or housing courts affordable to very low income residents on R-2 or R-3 zoned land, using a PD overlay. A similar development at 8 du/acre is about to begin construction in Nevada City where land costs are much higher. A sweat equity system is being used with guidance from the Rural California Housing Corporation; units will be affordable to low and very low income households. This type of build-your-own home type program has great potential in Sierra County, where residents are skilled in construction.

In the case of the very low, low, and moderate income affordable units, it is expected that State or federal subsidy programs will be needed to provide this type of housing. The quantified objectives are intended to be used to ensure that adequate zoning is available and to guide the type of programs sought.

Rehabilitation and Conservation of Existing Housing

In addition to the creation of new housing, the County's existing affordable older housing must be retained as discussed previously in this Element. Quantified objectives for programs recommended in this Element follow.

Table 3-5
TARGETS FOR REHABILITATION OF EXISTING HOUSING 1992-1997

	Very Low	Low	Moderate	Total
Weatherization	0	0	0	30-60
Rehabilitation	11[1]	6[1]	14[1]	31
At Risk Housing	50			50
Replacement	5[1]	3[1]	7[1]	15

[1] Same ratio as households in these income categories.

As discussed previously, use of the Plumas County Development Commission is the County's best opportunity to access State and federal programs to assist in these areas. In addition, an active code enforcement program would assisting presentation of the housing stock.

Table 3-6
HOUSING ELEMENT
GOALS, POLICIES, AND IMPLEMENTATION MEASURES

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
FUNDAMENTAL GOALS OF THE GENERAL PLAN 1. It is the County's most fundamental goal to maintain its rural character and preserve its rural quality of life. 2. It is the County's goal to defend its important natural features and functions; these have included and always will include, scenic beauty, pristine lakes and rivers, tall mountain peaks and rugged forested canyons, abundant and diverse plants and animals, and clean air and water. 3. It is the County's goal to foster compatible and historic land uses and activities which are rural and which contribute to a stable economy. 4. It is the County's goal to direct development toward those areas which are already developed, where there are necessary public facilities and where a minimum of growth inducement and environmental damage will occur. The pattern of land uses sought by the County is a system of distinct and cohesive rural clusters amid open land. 5. It is the County's goal to provide a comprehensive Plan for all lands and uses within the County regardless of ownership or governmental jurisdiction. HOUSING GOAL 1, It is the goal of the County to provide a range of housing types consistent with the fundamental tenets of this Plan.											
Provision of Adequate, Very Low, Low, Moderate, and Above Moderate Income Housing	1. Adopt land use designations and zoning which allows for opportunity to meet target objectives at a minimum.	1. The following land use designations and zoning categories will provide for minimum targeted needs as shown:		✓	✓				✓		

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going

QUANTIFIED OBJECTIVES FOR CREATION OF NEW HOUSING UNITS 1990-1997

(minimum # units)

	General Plan Designation	Proposed Consistent Zoning	Very Low[1]	Low[1]	Moderate[1]	Above Moderate	Total
Low Density	R,RR, AG, F	RR,GF, A1				25	25
New Small Lot Size, Family Housing	R1/2	R-1	66	5	16		26
Duplexes	MUR	R-2	11	5			16
Small Duplex, Quadplex, and Cottage Court Complexes	MUR	R3	12				12
Mobile Home Parks	MUR	R-2					
Second Units	All Designations	All Zones	15	10	10		35
TOTAL #			33	20	26	25	104
TARGET #			28	10	16	25	79

[1] State and federal programs will need to be used to achieve affordability within these categories.

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
	2. Actively seek available federal and State housing construction and rehabilitation programs geared towards the County's particular needs.	2a. Continue to retain Plumas County Community Development Commission or create a new commission to seek housing grants, loans, and programs.			✓						✓
		2b. Explore use of the following programs which appear to be well suited to Sierra County's needs: – Design competition to create plans for prototype single-family units affordable to very low, low and moderate income households of a design appropriate to Sierra county. Possibly seek firm which could partially manufacture above for later assembly on site. – County sponsorship or location of a firm interested in developing a self-help housing project(s) Potential Funding: Community Action Agency Funds	✓			PCC[1]		✓			
		2c. Publicize Section 502 loan program which provides low interest loans to very low, low, and moderate income households for construction, purchase, and rehab of homes. Devote 2 weeks yearly (May 1-15) to publicizing housing programs/options in Sierra County which should include presentations on the key programs at a Board workshop. Potential Funding: Community Action Agency Funds.	✓		✓	PCC[1]	✓				✓
		2d. Request Nevada County Housing Development Corporation to request additional Section 8 certificate allocations for Sierra County.	✓				✓				

[1]Plumas County Community Development Commission

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
		2e. Apply for funds from or inclusion in the following programs:									
		– CDBG funds for housing rehabilitation project; condition survey has been completed to provide information for grant application;				PCC[1]		✓		✓	
		– FmHA Section 515 Senior Housing Complex in Downieville/Sierra City area, 10-25 units;				PCC[1]		✓			
		– Weatherization: State Department of Economic Opportunity Low Income Energy Assistance Program and USDOE weatherization programs.Tot: 50unit/yr.				PCC[1]					✓
		– Contact Rural California Housing Corporation for potential of locating self-help cottage or duplex project in County.				PCC[1]		✓			
		– Complete Alleghany water grant process (preliminary approval has been recvd)				PCC[1]	✓				
		– Economic Development: EDD grant for	✓					✓			
		- Sierraville Airport Master Plan Update	✓				✓				
		- CDBG funds for Lakes Basin Recreation Master Plan	✓								✓
		-Geothermal infrastructure development (Phase I has been completed.)									
	3. Encourage infill development.	3. Encourage State Health Department to allow use of engineered septic systems where water quality impacts can be shown avoidable if very low, low, or moderate income affordable housing will result.				PW[2]					✓
	4. Encourage developers to utilize innovative approaches to providing affordable housing in the County	4. A pamphlet should be prepared geared to realtors and persons interested in constructing homes which summarizes the revised County's standards aimed at promoting affordable housing including lot sizes, density bonuses, PD zoning, etc. Funding programs readily available should be listed also. This pamphlet should be available at the Planning Building Dept. desk	✓			PCC[1]	✓				

[1]Plumas County Community Development Commission
[2] Department of Public Works

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
		and distributed to the local bank and Chamber of Commerce. Potential Funding: Community Action Agency funds.									
5.	Review progress toward meeting housing affordability targets and implementation of each housing policy.	5a. Tabulate housing starts in each affordability category and compare to targets. Building permit and development applications should be revised to request proposed rent or sales cost information annually for February 1 General Plan progress report.	✓			BD[1]					✓
		5b. Prepare chart describing progress on each housing policy annually for February 1 General Plan progress report.	✓			BD[1]					✓
6.	The County shall prepare a plan to preserve "at risk" subsidized housing when subsidies are within 5 years of expiring. (Government Code Section 65583)	6. A plan for the existing Loyalton Senior Apartments is recommended within this Element. Report at yearly General Plan Progress report, approx. February 1	✓								✓
7.	Consistent with Section 65917, 65915 and 65914.3 of the California Government Code when a developer of housing agrees to construct at least (1) 20% of the total units of a housing development for persons and families of lower income, as defined in Section 50093 of the Health and Safety Code, or (2) 10% of the total units of a housing development for very low-income households, as defined in Section 50079.5 of the Health and Safety Code, or (3) 50% of the total dwelling units of a housing development for senior citizens shall either (1) grant a density bonus of 25% and an additional incentive, or (2) provide other incentives of equivalent financial value.	7. Incorporate this allowance into all of the residential zoning district texts. The additional incentive offered to these developments shall be a reduction in parking requirements to eliminate visitor parking. When use of other incentives of equivalent financial value are proposed for use, the value shall be negotiated with Planning Department and based on the value of the 25% bonus plus the parking requirement reduction incentive. These alternative incentives may include County funds, reduction in development fees, staff project management assistance, or other assistance, or other quantifiable incentives approved and negotiated by the Planning Department.	✓					✓			

[1]Building Department

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
	8. The County shall not disapprove low- and moderate-income housing developments or condition project approvals in a manner which would make the project infeasible for development without findings consistent with California Government Code Chapter 1439, Statutes of 1990.	8. Review individual projects against this policy.	✓	✓							✓
Housing Conservation and Rehabilitation	9.a Utilize available federal and state financing and subsidies.	9a. Continue to retain Plumas County Community Development Commission or create a new Sierra County Commission to continuously seek funds (CDBG) and administer programs to implement the Housing Element rehabilitation targets. (See 2a-2b for details)			✓						✓
	9b. Encourage both owner and renter-occupied housing rehabilitation.	9b. Continue to retain Plumas County Community Development Commission or create a new Sierra County Commission to continuously seek funds and administer programs to implement the Housing Element rehabilitation targets. (See 2a-2e for details)			✓						✓
	10. Conduct a vigorous code enforcement program while recognizing the special needs of older housing stock.	10a. Routine Building Department visual inspections and progress report at yearly General Plan update.				BD[1]					✓

TARGETS FOR REHABILITATION OF EXISTING HOUSING
1992-1997

	Very Low	Low	Moderate	TOTAL
Weatherization	0	0	0	30-60
Rehabiltation	11*	1 6*	14*	31
At Risk Housing				
Replacement or	50			50
major renivation	5[1]	3[1]	7[1]	15

* Same ratio as households in these income categories

[1]Building Department

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
		10b. Utilize codes in place at time of home construction where safety concerns allow.				BD[1]					✓
Farm Workers	11. Allow transfer of development rights on sale ownership agricultural lands to allow for clustered family/farm worker housing complexes.	11. Include in Zoning Ordinance update.	✓		✓			✓			
	12. Provide the construction of housing for seasonal employees.	12. Evaluate the Seasonal housing needs of development requiring discretionary review and attach appropriate conditions.				BD[1]					✓
Elderly Households	13. Allow second residential units, under a conditional use permit in single-family zones.	13. Inclusion in Zoning Ordinance.						Already allowed			
	14. Support construction of elderly housing.	14a Allow density bonuses for elderly housing in new Zoning Ordinance. (See Policy 7)	✓		✓			✓			
		14b. Actively seek federal and State programs. (See 2a-2e for details)	✓			PCC[2]					✓
		14c. Allow board and care facilities within the Community Commercial designation and implementing zone.	✓		✓			✓			
Homeless/Transients The Elderly/Emergency Needs	15. Provide locations for permanent transitional housing, single room occupancy, housing, and emergency housing shelters.	15a. Provide as conditional use in Community Commercial Zone in Zoning Ordinance update. State law specifies that conditions must be standardized, objective, and no more restrictive than those of similar uses such as multi-family housing.	✓		✓			✓			
		15b. Discuss with motel owners arrangements ensuring rates to the County similar to the temporary shelter daily allotment.				SS[3]	✓				

[1]Building Department
[2]Plumas County Community Development Commission
[3]Department of Social Services

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
	16. Provide County buildings for temporary shelter when need is acute.	16. Utilize Community Center building when emergencies arise which put people out of their home in acute need situations such as fires, and other disasters, etc. where a number of people are affected.			✓	SS[1]		When need is determined acute			
Low Income Female-Headed Households (See also Policy 2.)	17. Allow for the establishment of daycare centers.	17a. Incorporate allowance into single-family residential zones consistent with State law. (California Health and Safety Code Section 1597.4)	✓		✓			✓			
		17b. Support creation of community-based day care and after school programs as proposed.				SS[1]					✓
Disabled Households	18. Work towards eliminating barriers to the disabled throughout the County.	18a. Continue to support the Transportation Commission Dial-a-Ride system			✓						✓
		18b. Prepare a survey of disabled access to public services as required by the Disabled Americans Act.				BD[2]	✓				
		18c. Implement disabled accessibility requirements of the UBC. Implement in concert with the Historic Building Code where needed to ensure consistency with historic structures.				BD[2]					✓
Large Lower Income Households	19. Seek an adequate supply of larger homes in low, very low, and moderate income affordable housing.	19. Require that at least 8.5% of all units constructed with County or Plumas County Community Development Commission participation include 3 bedrooms.			✓	PCC[3]					✓
	20. Encourage residential energy conservation and energy cost reduction.	20a. See Energy Element Policies 30 and 31.									
		20b. Continue to seek weatherization program funds.				PCC[3]					✓

[1]Department of Social Services
[2]Building Department
[3]Plumas County Community Development Commission

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
		20c. Explore funding to provide grants for super-insulation of new construction of very low, low, and moderate income affordable units.				PCC[3]					✓
Equal Housing Opportunity	21. Actively promote equal housing opportunities for all regardless of race, religion, sex, marital status, ancestry, national origin, or color.	21. Provide information on fair housing laws, refer complaints of discrimination to appropriate enforcement agencies, and compile yearly reports from local banks on equal opportunity efforts. The staff person in charge shall actively promote the program through distributing posters at local banks and realtors, posting them at County offices and shall refer complaints to the District Office of Fair Employment and Housing, and report on progress at the annual General Plan progress session.				PCC[1]					✓
Government Constraints	22. Reduce unnecessary governmental constraints to the construction of affordable housing.	22a. Continue to seek funding for infrastructure improvements. (See 2e for details)				PW[2] PCC[1]					✓
		22b. Encourage State provided County Health Officer to allow engineered septic systems where it can be shown that water quality impacts will not result for construction of very low, low, and moderate income housing.			✓	BD[3]					✓
		22c. Continue to evaluate required road standards on a case-by-case basis.	✓								✓
		22d. Actively seek federal land exchanges.			✓						✓
		22e. Apply for townsite patent with USFS for Goodyears Bar extension.			✓			✓			

[1]Plumas County Community Development Commission
[2]Department of Public Works
[3]Building Department

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
	23. Use Historic Building Code when appropriate which can lower renovation costs.	23. Make information available at Planning / Building desk and encourage dissemination of information on the State Historic Building Code to all owners of historic residential structures.				BD[1]	✓				
Jobs - Housing Balance	24. Work toward fostering creation of a 1:1 jobs housing balance and saving wage for all Sierra County households.	24. See diversification programs in Economic Element.									
Update	25. Revise the Housing Element every 5 years or as needed and include public participation in revisions.	25a. Update critical data yearly, February 1.	✓		✓						✓
		25b. Revise full Element when SEDD Fair Share Plan is prepared every 5 years or if conditions deem a revision of targets earlier.	✓		✓						Yr 1997 Yr 2002
Interim Implementation	26. Utilize General Plan Land Use Maps for density decisions until a new implementing Zoning Ordinance is adopted.	26. Project review.	✓	✓	✓		✓	✓			

[1]Building Department

CIRCULATION ELEMENT



GENERAL PLAN
2012

SIERRA COUNTY GENERAL P·L·A·N

JULY 1996

4. Circulation Element

Introduction

The State of California General Plan Guidelines specify the content of the required Circulation Element

> Government Code Sections 65302(b): The General Plan shall include a Circulation Element consisting of the general location and extent of existing and proposed major thoroughfares, transportation route, terminals, and other local public utilities and facilities, all correlated with the land use element of the plan.

This Element is intended to meet these requirements. The "other local public utilities and facilities" item is discussed in the Public Facilities Element.

Background

Detailed information related to the Circulation Element is contained within the Background Report. Specific topics discussed include:

-Existing roadway condition and levels of service
-Scenic highways
-Roadway maintenance
-Safety roadside rests and vista points

-Carpool/ park and ride lots
-Community parking
-Funding
-Safety
-Trucks
-Logging related concerns
-Public transportation
-Aviation
-Railroads
-Water transportation
-Pipelines and transmission lines
-Recreational traffic

Element Goals

1. It is the goal of the County to provide a comprehensive, efficient, and safe transportation system within the existing roadway network.

2. It is the goal of the County to maintain a system of safe rural roads that preserves the rural quality of life of County residents.

3. It is the goal of the County to prevent growth inducement along transportation corridors that is inconsistent with existing land use patterns.

Future Needs

This section describes the impacts of buildout under the General Plan Land Use diagram on the circulation system of Sierra County. Projected traffic volumes, general levels of traffic service and the impact of future development on specific locations are discussed.

Projected Traffic Volumes

Daily traffic volumes were projected for the major street network based on the traffic generation of the land uses contained in the General Plan at full buildout population and employment. Table 4-3 shows the expected growth in countywide traffic at General Plan build-out. The traffic growth was

assigned to the roadway system in Sierra County and results are show on Figure 4-1. Through-traffic on the State Highway system (State Route 49 and 89) was estimated based on historic growth in highway traffic over the last 20 years.

In general, the increase in traffic on roads within the County will result in increased maintenance needs and, with increase winter recreation activities in the County, a more active snowplowing program.

State Highways

The most significant traffic increases are expected on the State highways in the Sierra Valley area of the County. The reason for the increase is due to residential land use growth in Sattley, Loyalton and Sierraville and industrial/ employment growth in the Loyalton area and in Plumas County. Traffic levels on State Route 89, south of Sierraville are projected to exceed LOS C (Level of Service C). All other segments of the State Highway system are projected to be operating at LOS B or better. The results of the analysis are shown in the Background report. To improve the level of service on these facilities improvements such as shoulder widening, installation of passing areas and curve improvements are recommended.

With total buildout of the General Plan, State Route 49 from the Yuba County Line to Sierra City, and from Sierraville to Loyalton are projected to be operating at LOS C. On State Route 89, the section between Sierraville and Calpine is projected to be operation at LOS C and the section south of Sierraville is projected to be operating at LOS E. To improve the level of service on these facilities improvements such as shoulder widening, installation of passing areas and curve improvements are recommended.

Table 4-1
SIERRA COUNTY RECREATION TRAFFIC AREAS OF CONCERN

Area of Concern	Improvement Needed Year 2012	How Funded	Ultimate Improvement Needed	How Funded
SR 49, Yuba Co. Line to Sierra City	None	--	Limited passing lanes, shoulder widening, etc.	Gas Taxes, etc.
SR 49, Sierraville to Loyalton	None	--	Limited passing lanes, shoulder widening, etc.	Gas Taxes, etc.
SR 89, Sierraville to Calpine	None	--	Limited passing lanes, shoulder widening, etc.	Gas Taxes, etc.
SR 89, south of Sierraville	Passing lanes, limited shoulder widening, etc.	Gas Tax, etc.	Limited passing lanes, shoulder widening, etc.	Gas Taxes, etc.

SOURCE: Pactrans, 1993.

SR 89, south of Sierraville	Passing lanes, limited shoulder widening, etc.	Gas Tax, etc.	Limited passing lanes, shoulder widening, etc.	Gas Taxes, etc.

SOURCE: Pactrans, 1993.

Local Roadways

Smithneck Road, south of State Route 49 is projected to be operating at LOS C with growth in the Sierra Brooks development and more intensive use of industrial lands south of the Loyalton city limits. Jackson Meadows Road, west of State Route 89, and Gold Lake Road, north of State Route 49 are projected to be operating at LOS C. All other County roads are projected to be operating at LOS B or better. No improvements are recommended to any county roads to increase capacity.

At buildout of the General Plan the following roads are projected to be operating at LOS C or worse: Smithneck Road, between Sierra Brooks and State Route 49 (LOS D), Smithneck Road, south of Sierra Brooks (LOS C), Jackson Meadows Road, west of State Route 89 (LOS C), Gold Lake Road, north of State Route 49 (LOS C) and Ridge Road, State Route 49 to Pike (LOS C).

Table 4-2
SIERRA COUNTY LOCAL ROADWAY AREAS OF CONCERN

Area of Concern	Improvement Needed Year 2012	How Funded	Ultimate Improvemt Needed	How Funded
Smithneck Rd, Sr 49 to Sierra Brooks	Shoulder widening	Future Development	Turn lanes at intersctns, shoulder widening	Future Development
Smithneck Road, south of Sierra Brooks	None	--	Increased mainten.	Forest Service, Future Development
Jackson Meadows Rd	Shoulder widening	Future Development	Shoulder widening	Future Development

Gold Lake Rd	Shoulder widening, passing lanes, turnouts	Future Development	Shoulder widening, passing lanes, turnouts	Future Development
Ridge Rd	None	--	Shoulder widening, turnouts	Future Development

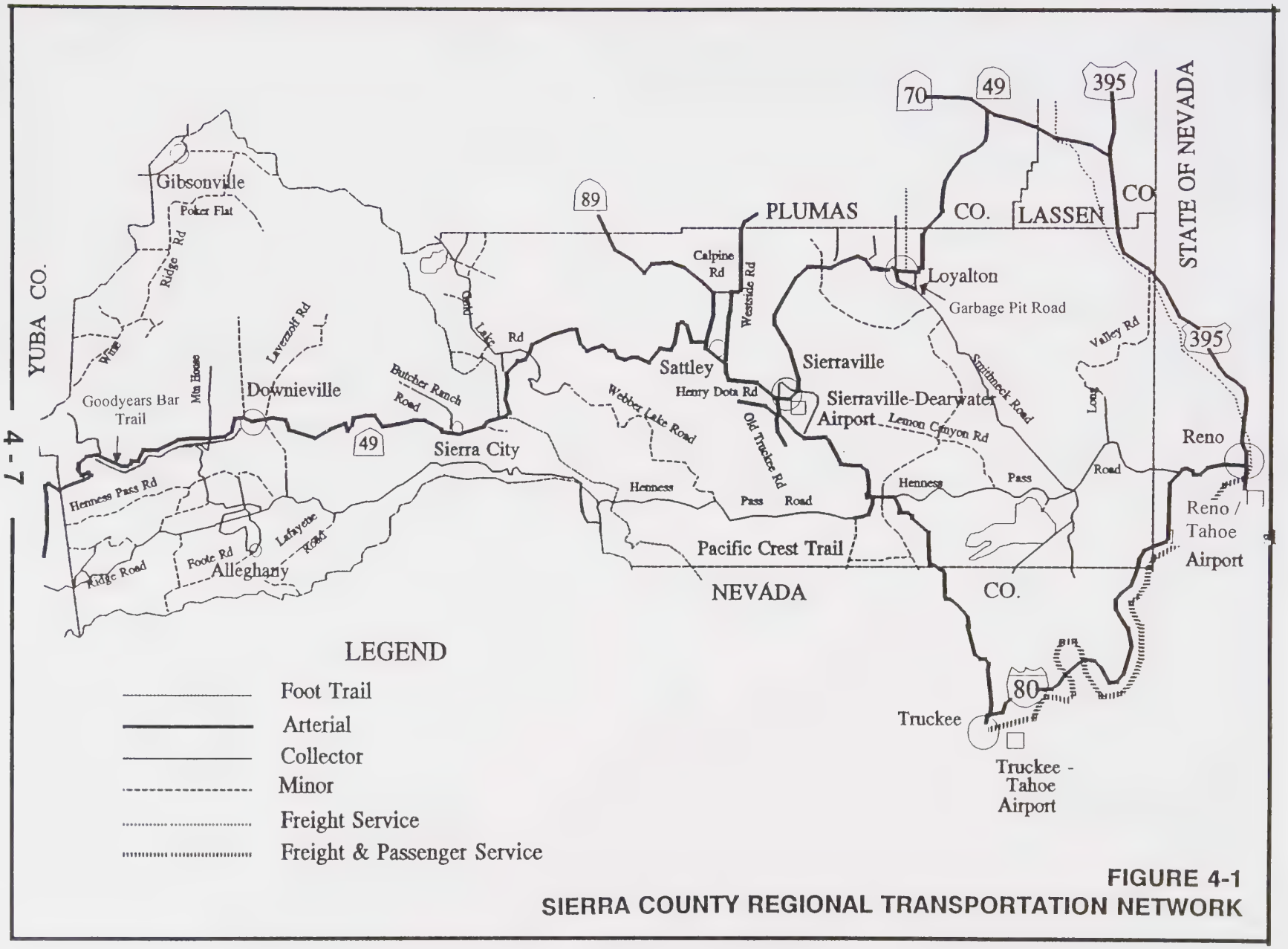


FIGURE 4-1
SIERRA COUNTY REGIONAL TRANSPORTATION NETWORK

Table 4-3
TRIP GENERATION ANALYSIS

Location	Existing Trip Generation	General Plan Build-out Trip Generation
Alleghany	1,066	1,705
Bassetts	514	996
Calpine	1,473	3,090
Downieville	2,217	3,491
Goodyears Bar	350	1,107
Loyalton[1]	1,497	2,781
Pike	544	1,505
Sattley	618	1,845
Sierra Brooks	1,196	3,933
Sierra City	4,083	7,197
Sierraville	3,701	10,069
Verdi	621	5,309
Other County	7,146	13,095
Total	25,026	56,117

Notes: 1 = Does not include areas within the City of Loyalton city limits
No adjustments made for changes in 5/95 Land Use Map due to insignificance

Special Study Areas

Old Truckee Road - Old Truckee Road currently acts as a long Cul-de-sac, as the paved section of the road ends prior to the crossing of Cottonwood Creek. South of Cottonwood Creek the road becomes an unpaved road with some areas of steep grades. The road basically serves residential land uses and resort activities (Canyon Ranch). Build-out of the General Plan land uses along this road will increase traffic volumes. This is likely to increase delay at the intersection of Old Truckee Road and State Route 89 and could reduce the quality of life along the road. In addition, increased development along a road that is essentially a dead-end street could present a problem for emergency vehicles or evacuation of the area during a fire. A secondary access to State Route 89 will need to be developed if the area develops out completely. (See Figure 4-5.)

Balls Ranch ~ An access road, would need to be constructed / improved in the event of approval of a specific plan for a destination resort. The configuration, location, and dimensions of any road improvement will be determined as part of the specific plan.

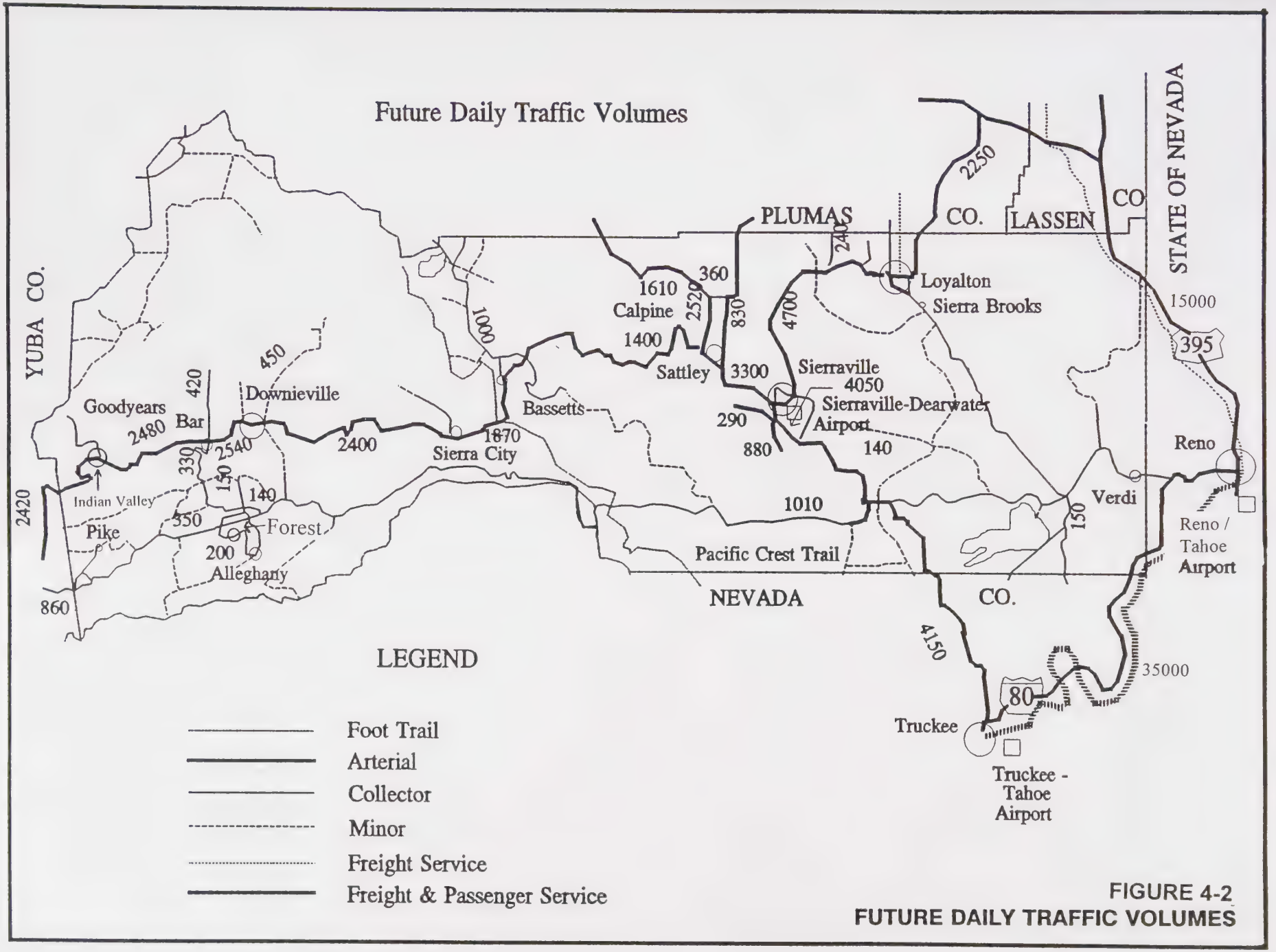


FIGURE 4-2
FUTURE DAILY TRAFFIC VOLUMES

Area of Concern	Improvement Needed Year 2012	How Funded	Ultimate Improvement Needed	How Funded
Emergency Access	Second access	Future Development	Second access	Future Development

Campbell Hot Springs/Airport Industrial Area in Sierraville ~ Expansion of the Campbell Hot Springs resort can be served via an unpaved (gravel) road provided that traffic levels do not exceed 300 vehicles per day (LOS B for a two-lane unpaved road). If daily traffic volumes exceed 300 vehicle per day then a two-lane paved collector road should be constructed to the resort. (See Figure 4-5)

Area of Concern	Improvement Needed Year 2012	How Funded	Ultimate Improvement Needed	How Funded
Campbell Hot Springs Rd	Pave road	Future Development	Pave road	Future Development

Smithneck Road from State Route 49 to Sierra Brooks ~ Potential development along Smithneck Road (Sierra Brooks build-out and recreation use on the Occidental Lands) is projected to cause Smithneck Road to operate at LOS D. Land uses that would access Smithneck Road should be monitored to limit development to a total of 1,800 vehicle per day (LOS C).

Carmen Valley ~ Development of recreation uses in the Carmen Valley area would impact Westside Road, State Route 89 and Calpine Road. If recreation uses similar to Canyon Ranch, in Sierraville, were developed then traffic impacts to the surrounding roads are not projected to be significant. No improvements are needed.

Sattley Area ~ Development of planned residential lands and redevelopment of the mill site north of Sattley would add traffic to State Route 89 and is likely to require improvements, such as turn lanes, in the mill area. To limit the improvements access to the two development areas should be planned carefully. To accomplish this goal the following recommendations are presented and shown conceptually on Figure 4-4.

- Access to the residential area should be limited to a loop road through the development. Direct access from residential land uses to State Route 89 should be restricted.
- Access to the mill site should be accomplished via an internal road system that would have two access locations on State Route 89. No direct driveway access should be allowed onto State Route 89.

Calpine Area ~ Development of planned residential areas south and southeast of Calpine will require additional roadway improvements connecting to State Route 89.

Area of Concern	Improvement Needed Year 2012	How Funded	Ultimate Improvement Needed	How Funded
SR 89	Left turn lanes at intersections	Future Development	Left turn lanes at intersections	Future Development
Internal road system	Construct road system to Co. Stds.	Future Development	Construct road system to Co. Stds.	Future Development

Loyalton-Garbage Pit Road Industrial Area ~ Development of the planned industrial area in the Garbage Pit Road area east of Loyalton should include a second access road (in addition to Garbage Pit Road) and addition of right and left turn lanes on State Route 49 at Garbage Pit Road and the access to the industrial area. No direct driveway access should be taken off of State Route 49.

Area of Concern	Improvement Needed Year 2012	How Funded	Ultimate Improvement Needed	How Funded
SR 49	Left turn pocket on SR 49	Future Development	Left turn pocket on SR 49	Future Development

Bassetts Area ~ Gold Lake Road could need to be improved with the buildout of the General Plan for the Bassetts area or if more intensive recreation activity were to be allowed in the Gold Lake area. Improvements would include addition of turn lanes at intersections, addition of passing lanes/turnouts and limiting of driveway/street access. Winter recreation uses of Gold Lake Road need to be identified and analyzed in greater detail to maximize public access and availability of recreation areas.

Area of Concern	Improvement Needed Year 2012	How Funded	Ultimate Improvement Needed	How Funded
Gold Lake Road	Shoulder widening, passing lanes, turnouts	Future Development	Shoulder widening, passing lanes, turnouts	Future Development
SR 49	Chain install lane	Future Development	At Gold Lake Ramp	Future Development

Downieville-Gold Bluff Road ~ Gold Bluff Road is a narrow one to two-lane road serving land uses on the west side of the Downie River in north Downieville. Additional residential development along this road will increase the potential for conflict between vehicles along the road. To reduce the possibility of conflict without widening the road to two-lane standards, which could result in impacts to the surrounding environment, turnouts should be installed along the road at 250 to 500 foot spacing, depending on the ease of installation. On-street parking should be prohibited.

Area of Concern	Improvement Needed Year 2012	How Funded	Ultimate Improvement Needed	How Funded
Gold Bluff Rd	Add turnouts	Future Development	Add turnouts	Future Development

Goodyears Bar Area ~ Buildout of the General Plan in the Goodyears Bar Area is expected to generate increased traffic levels, particularly on Goodyears Creek Road, but the traffic should be able to be accommodated on the existing roadway system. If development occurs north of the existing County Corporation Yard, north of Goodyears Creek, the existing one-lane bridge over Goodyears Creek would need to be replaced with a two-lane bridge and a turn around would need to be constructed on Goodyears Creek Road.

Area of Concern	Improvement Needed Year 2012	How Funded	Ultimate Improvement Needed	How Funded
Goodyears Creek Rd	Add turnaround	Future Development	Add turnaround, improve bridge	Future Development

Related Plans

Sierra County Hazardous Waste Management Plan

The County has adopted a Hazardous Waste Management Plan (1989). It notes that the California Highway Patrol (CHP) has approved State Routes 89 and 49 for hauling explosives and military items. Interstate 80 and U.S. Highway 395 are also approved for hauling explosives (Sierra County Hazardous Waste Management Plan, 1989).

Tahoe Forest Plan

The Tahoe Forest Plan (1990) includes Transportation System Management Goals/Management Direction (pp.V40-41). The goals of particular interest to the County call for:

- Considering the separation of conflicting motorized traffic (#10, p. V-40).
- Obliteration of roads not necessary for resource management (#11, p. V-40).
- A system for addressing subdivision access across Forest lands when proposals are made on private land within the County (#13, p. V-40).
- Coordination with local agencies when planning activities on Forest lands which only result in traffic impacts (#14, p. V-41).
- Creation of an Off Highway Vehicle Designated Routes Plan by 1991.

Individual Management Area standards and guidelines of particular concern to the County within the Tahoe Forest Plan include:

- Smithneck Road: Classified as a Forest Highway. Any construction proposal would be made in conjunction with

Sierra County and the Federal Highway Administration (p. V-120).

- Highway 49: Additional recreation withdrawals called for in the vicinity of developed campgrounds. Protection of scenic views along Highway 49 is a goal (p. V-128).

- Off Highway Vehicle Restrictions: Designated routes only in all management areas except Smithneck (011) (which is open except for designated routes in Bear and Jones Valleys) and Cornish (020) which is open. Additionally, a road and wheel track management plan for the Stampede Management Area (032) is recommended.

Plumas National Forest Plan (1988)

The Plumas National Forest Plan (1988) includes a number of transportation related goals. Those of most concern to the County include:

- Transfer to the counties maintenance responsibility for routes serving subdivided private lands (#17a, p. 4-10).

- Eliminate, close or obliterate unneeded roads (#17a, p. 4-10).

California Department of Forestry SRA Fire Safe Regulations

The CDF SRA Fire Safe Regulations (June 1991) include a number of stipulations that could affect road construction in Sierra County. The regulations do not apply to existing structures, roads, streets and private lanes or facilities. The regulations do apply, as appropriate, to all construction within the SRA approved after January 1, 1991. The affected activities include, but are not limited to:

- Permitting or approval of new parcels, excluding lot line adjustments as specified in Government Code Section 66412(d),

- Application for a building permit for new construction, not relating to an existing structure,

- Application for a use permit,

- The siting of manufactured homes,

- Road construction, including construction of a road that does not currently meet minimum standards of fire regulations.

- Road Width: All roads shall be constructed to provide a minimum of two nine-foot traffic lanes providing two-way traffic flow, unless other standards are provided in this article, or additional requirements are mandated by local jurisdictions or local subdivision requirements.

- Roadway Surface: The surface shall provide unobstructed access to conventional drive vehicles, including sedans and fire engines. Surfaces should be established in conformance with local ordinances, and be capable of supporting a 40,000 pound load.

- Roadway Grades: The grade for all roads, streets, private lanes and driveways shall not exceed 16 percent.

- Roadway Radius: No roadway shall have a horizontal inside radius of curvature of less than 50 feet and additional surface width of 4 feet shall be added to curves of 50-100 feet radius; 2 feet to those from 100-200 feet.

  The length of vertical curves in roadways, exclusive of gutters, ditches, and drainage structures designed to hold or divert water, shall not be less than 100 feet.

- Roadway Turnarounds: Turnarounds are required on all driveways and dead-end roads. The minimum turning radius for a turnaround shall be 40 feet from center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length.

- Roadway Turnouts: Turnouts shall be a minimum of 10 feet wide and 30 feet long with a minimum 25 foot taper on each end.

- Roadway Structures: All driveway, road, street and private lane roadway structures shall be constructed to carry at least the maximum load and provide the minimum vertical clearance as required by Vehicle Code Sections 35550, 35750 and 35250.

Appropriate signing, including but not limited to weight or vertical clearance limitations, one-way road or single lane conditions, shall reflect the capacity of each bridge.

A bridge with only one traffic lane may be authorized by the local jurisdiction; however, it shall provide for unobstructed visibility from one end to the other and turnouts at both ends.

- One-Way Roads: All one-way roads shall be constructed to provide a minimum of one 10-foot traffic lane. All one-way roads shall connect to a two-lane roadway at both ends, and shall provide access to an area currently zoned for no more than 10 dwelling units. In no case shall it exceed 2640 feet in length. A turnout shall be placed and constructed at approximately the midpoint of each one-way road.

- Dead-End Roads: The maximum length of a dead-end road, including all dead-end roads from that dead-end road, shall not exceed the following cumulative lengths, regardless of the number of parcels served:

Parcels zoned for less than one acre	800 feet
Parcels zoned for 1 acre to 4.99 acres	1320 feet
Parcels zoned for 5 acres to 19.99 acres	2640 feet
Parcels zoned for 20 acres or larger	5280 feet

All lengths shall be measures from the edge of the roadway surface at the intersection that begins the road to the end of the road surface at its farthest point. Where a dead-end road crosses areas of differing zoned parcel sizes, requiring different length limits, the shortest allowable length shall apply.

Where parcels are zoned 5 acres or larger, turnarounds shall be provided at a maximum of 1320 foot intervals.

Each dead-end road shall have a turnaround constructed at its terminus.

Assumptions

In order to accurately predict the short-range and long-range transportation needs of Sierra County, it is necessary to examine past trends in population growth and transportation needs and then develop goals and policies based on these assumptions. An assumption is not a goal, but a finding of an expected condition.

1. An attempt by State and Federal agencies may be made to control local land use planning. This could result in some uncertainty in transportation planning by the County and is to be resisted by the County.

2. The County will continue to be primarily dependent upon the single-occupancy motor vehicle for regional and inter-regional travel.

3. There is no anticipated change in the current level of public transportation in the County.

4. No consistent additional major funding sources, either public or private, are expected to become available for improving, existing or constructing new transportation facilities.

5. Some influx of commuters is expected throughout the County.

6. A greater growth pressure is expected throughout the County.

7. The State's extended projections anticipate that the County's population will increase from 3,318 in 1990 to 4,110 in 2012. These projections anticipate that the County's population will grow at a somewhat faster rate (36 persons or 1.1% per year average) than they did in the 1980's (26 persons per year average) but below the growth rates experienced in the 1970's (71 persons per year average).

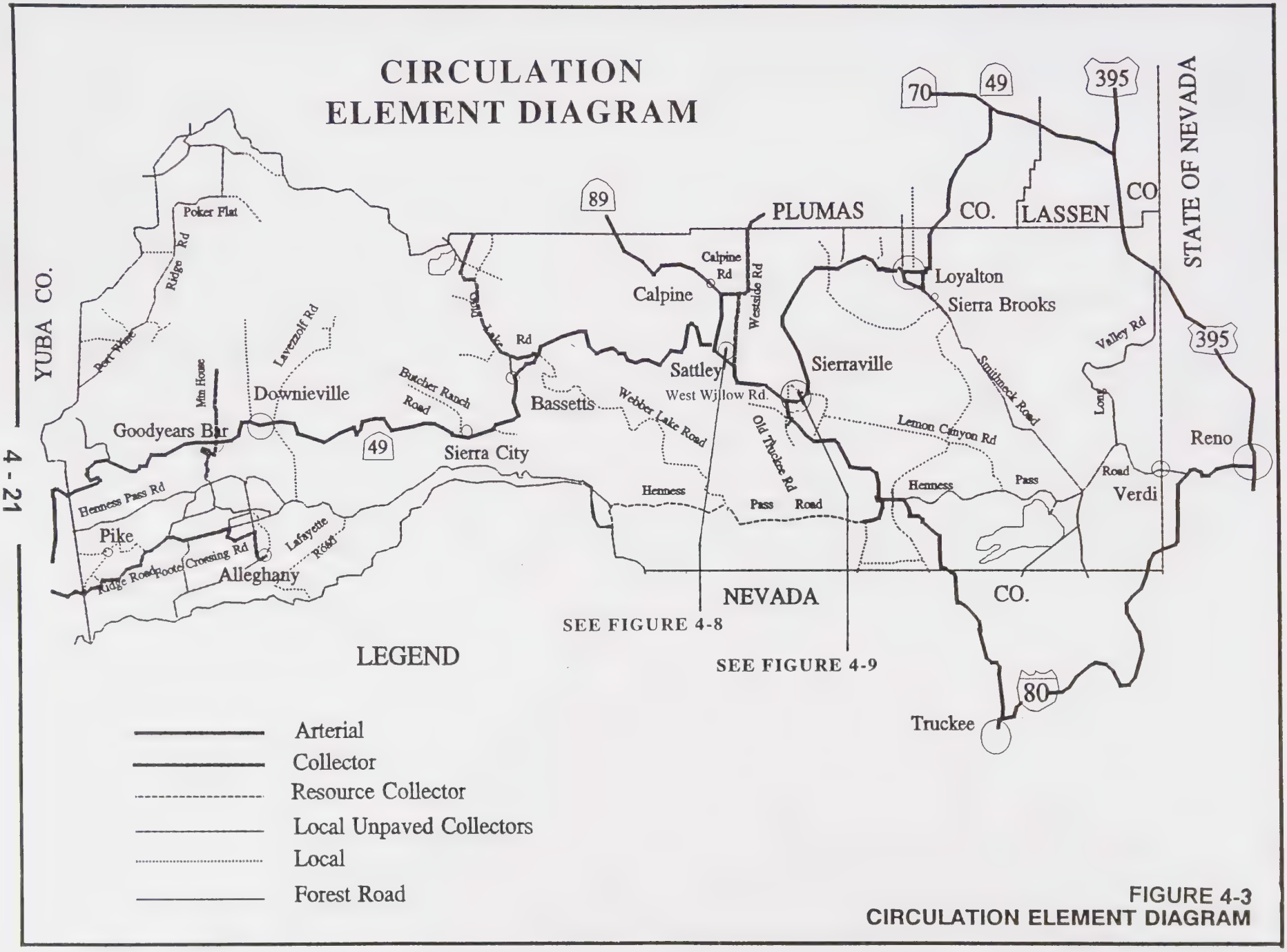


FIGURE 4-3
CIRCULATION ELEMENT DIAGRAM



SPECIAL TREATMENT AREAS

- STA-STREAM ZONE
- STA-SC (SCENIC CORRIDOR)
- STA-W (WETLANDS)

LAND USE DESIGNATIONS

RR	RURAL RESIDENTIAL LOT SIZE NOTED
R	RURAL LOT SIZE NOTED
IND	INDUSTRIAL
CC	COMMUNITY COMMERCIAL
PS	PUBLIC SERVICE
OS	OPEN SPACE
AG	AGRICULTURAL
F	FOREST
	COMMUNITY CORE
	COMMUNITY INFLUENCE
PD	PLANNED DEVELOPMENT

PROPOSED CIRCULATION IMPROVEMENTS

- ACCESS NEEDED TO SERVE FUTURE DEVELOPMENT (LOCATION GENERAL)
- ROADWAY NEEDED TO SERVE FUTURE DEVELOPMENT (LOCATION GENERAL

0 160 400 800 1600

SIERRA COUNTY GENERAL PLAN

TOWN OF
SATTLEY
SIERRA COUNTY, CALIFORNIA

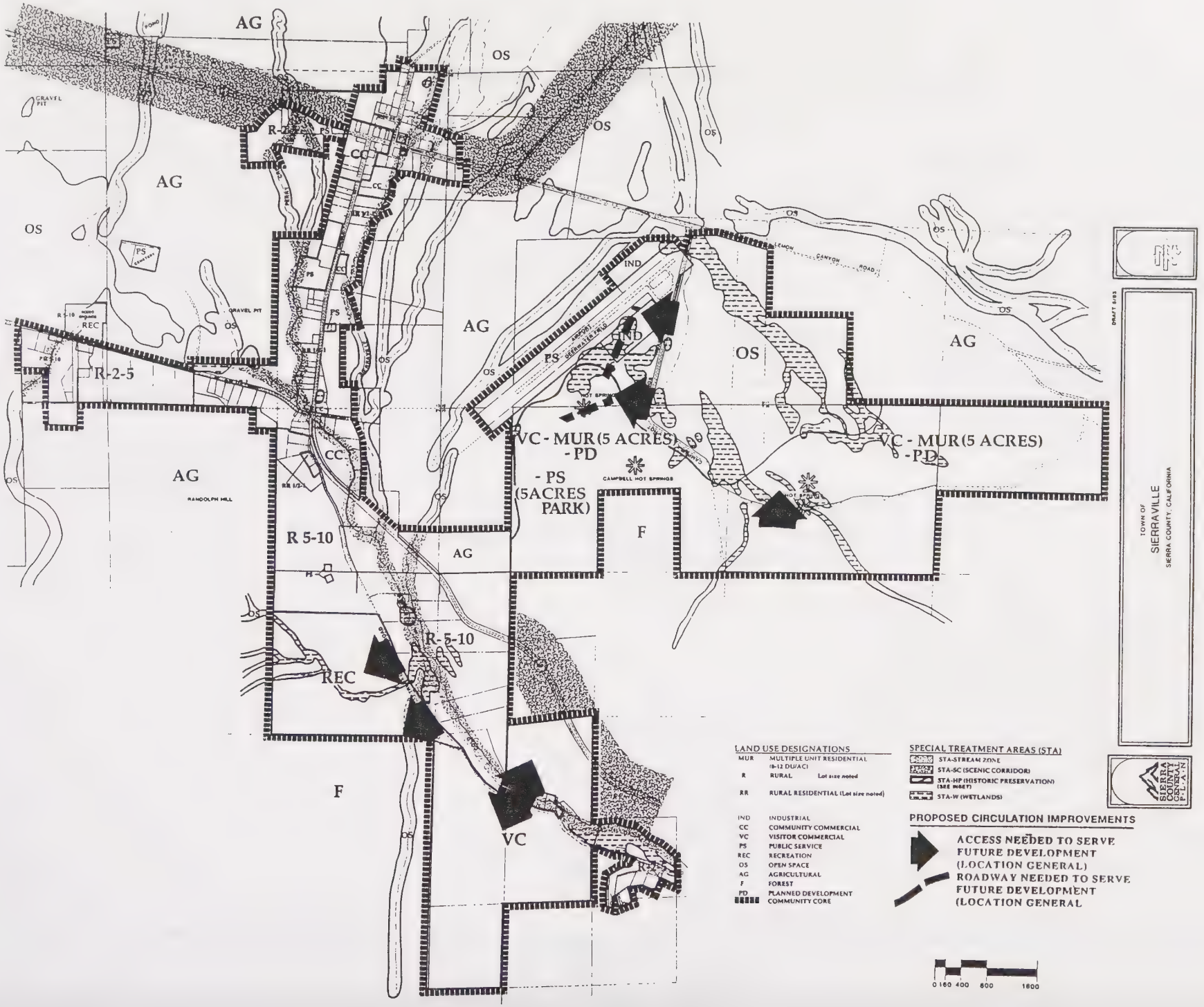

AG
OS
R-2-5
R 5-10
R-5-10
REC
CC
IND
PS
F
VC
VC - MUR (5 ACRES) - PD
- PS (5ACRES PARK)
CAMPBELL HOT SPRINGS
LEMON CANYON ROAD
RANDOLPH HILL
GRAVEL PIT
LAND USE DESIGNATIONS
MUR MULTIPLE UNIT RESIDENTIAL (8-12 DU/AC)
R RURAL Lot size noted
RR RURAL RESIDENTIAL (Lot size noted)
IND INDUSTRIAL
CC COMMUNITY COMMERCIAL
VC VISITOR COMMERCIAL
PS PUBLIC SERVICE
REC RECREATION
OS OPEN SPACE
AG AGRICULTURAL
F FOREST
PD PLANNED DEVELOPMENT COMMUNITY CORE
SPECIAL TREATMENT AREAS (STA)
STA-STREAM ZONE
STA-SC (SCENIC CORRIDOR)
STA-HP (HISTORIC PRESERVATION) (SEE INSET)
STA-W (WETLANDS)
PROPOSED CIRCULATION IMPROVEMENTS
ACCESS NEEDED TO SERVE FUTURE DEVELOPMENT (LOCATION GENERAL)
ROADWAY NEEDED TO SERVE FUTURE DEVELOPMENT (LOCATION GENERAL
0 160 400 800 1600
TOWN OF SIERRAVILLE
SIERRA COUNTY, CALIFORNIA
SIERRA COUNTY GENERAL PLAN

Table 4-4
CIRCULATION ELEMENT
GOALS, POLICIES, AND IMPLEMENTATION MEASURES

FUNDAMENTAL GOALS OF THE GENERAL PLAN

1. It is the County's most fundamental goal to maintain its rural character and preserve its rural quality of life.
2. It is the County's goal to defend its important natural features and functions; these have included and always will include, scenic beauty, pristine lakes and rivers, tall mountain peaks and rugged forested canyons, abundant and diverse plants and animals, and clean air and water.
3. It is the County's goal to foster compatible and historic land uses and activities which are rural and which contribute to a stable economy.
4. It is the County's goal to direct development toward those areas which are already developed, where there are necessary public facilities and where a minimum of growth inducement and environmental damage will occur. The pattern of land uses sought by the County is a system of distinct and cohesive rural clusters amid open land.
5. It is the County's goal to provide a comprehensive Plan for all lands and uses within the County regardless of ownership or governmental jurisdiction.

CIRCULATION GOALS

1, It is the goal of the County to provide a comprehensive, efficient, and safe transportation system within the existing roadway network.
2. It is the goal of the County to maintain a system of safe rural roads.
3. Prevent growth inducement along transportation corridors that is inconsistent with existing land use patterns.

Responsibility				Years from GP Adoption				
PD	PC	BoS	Other	1	2	3-6	7+	on-going

Issue/Text Reference		Policy		Implementation Measure	Responsibility				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	6	7	on-going
Maintenance	1.	Maintenance of the existing system should be assured prior to considering the construction of new County maintained roadways. New major roadways are not desired.	1.	Adoption of the General Plan and ongoing development review.			✓	PW					✓
	2.	Encourage the Forest Service to adequately maintain National Forest roads which are utilized by recreationists, logging trucks, and other traffic.	2.	Yearly at annual General Plan progress report session and subsequent correspondence if needed.			✓	PW					✓
	3.	Provide input to the Regional Transportation Plan and recommend that Caltrans utilize the Regional Transportation Plan to prioritize maintenance and improvements.	3.	Letters to and coordination with Caltrans.				PW					✓
	4.	Maintain as many roads for year round travel as budget will allow.	4.	Annual budget process.				PW					✓
	5.	Require and expect property owners to maintain new residential roads; the County is generally not interested in accepting new residential roads for maintenance due to funding restrictions. Evaluate road maintenance agreement (including those in CC&Rs) to ensure that Homeowners Associations or other appropriate entities will be funded adequately to maintain private roads. Consider acceptance of private road offers of easement dedication.	5.	Review of individual projects.		✓	✓	PW					✓
	6.	The County shall provide the maintenance and minor improvements needed to perpetuate its system of safe rural roads.	6.	Annual budget process.				PW					✓
Safety	7.	Develop a continuing program to install guardrails to improve curve safety on State highways.	7.	Capital Improvement Program and annual interface with Caltrans at General Plan progress report session.			✓		✓	✓			

Issue/Text Reference		Policy		Implementation Measure	Responsibility				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	6	7	on-going
	8.	Provide road widening and turnout areas on all existing one-lane roads to improve safety and traffic flow as new development is proposed.	8.	Review of individual projects.		✓	✓	PW[1]					✓
	8a.	Develop policy on speed limit control, reduction and enforcement on State Roads which pass through communities.					✓	PW			✓		
	9.	Develop public and private roadway standards consistent with the Roadway Classifications chart in this Element which ensure safety balanced with environmental concerns.	9.	Develop County Road Standards.				PW[1]	✓				
New Roads/ Major Improvements	10.	Oppose the development of high-speed thoroughfares on new or existing Federal, State or County maintained roads.	10.	Ongoing oversight of proposals by other agencies.			✓	PW[1]					✓
	11.	Oppose the development of major new roads (other than local roads to serve residential development or major improvements to existing State, Federal, or County roads which would be required by higher standards or higher design speeds than those normally acceptable to the County.	11.	Ongoing oversight of proposals by other agencies.			✓	PW[1]					✓
	12.	Sierra County's highest priorities for all road improvements are: driver and pedestrian safety, increasing safety on curves and narrow roads, and improving access to existing development areas.	12.	Yearly budget process.				PW[1],TC[2]					✓
	13.	Level of Service B as defined in the 1985 Highway Capacity Manual shall be the target on all roadways (State and County).	13.	Ongoing Development Review, adoption of appropriate development fees, capital improvement program, annual General Plan progress report.		✓	✓	PW[1]					✓

Issue/Text Reference		Policy		Implementation Measure	Responsibility				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	6	7	on-going
	14.	Bridge structures should be repaired, reinforced or replaced as needed on a basis compatible with existing roadway widths and architecture. Upgraded standards should be used only if necessary for safety reasons or if needed to obtain State or Federal funding.	14.	Oversight of proposals by other agencies and internal use of this policy by Public Works Department.				PW[1],TC[2]					✓
	15.	Provide improvements to existing roads when needed to ensure safety.	15.	Capital Improvements Program on a five year cycle.				PW[1],TC[2]					✓
Public Transportation	16.	The County should coordinate the services for all transportation proposals and gain maximum benefits for the residents of the region.	16.	Adoption of the General Plan and Regional Transportation Plan.				TC[2]					✓
	17.	The highest priority for regional public transportation is to serve the handicapped, elderly and reduce traffic impacts.	17.	Reflection of this policy within Regional Transportation Plan.				TC[2]					✓
	18.	The County should be the lead agency, but not the operating agency for public transportation.	18.	Reflection of this policy within Regional Transportation Plan.				TC[2]					✓
	19.	Encourage application of non-profit and private enterprise for transit grant funds available.	19.	Reflection of this policy within Regional Transportation Plan.				TC[2]					✓
Logging-Related Concerns	20.	Oppose creation of unnecessary timber roads within Timber Harvest Plans. Recommend to CDF in responses to individual Timber Harvest Plans that roadways constructed for timber harvests on private lands be revegetated and that particular emphasis be given to road impacts within existing scenic corridors/ scenic highways.	20.	Local policy and transmittal of letters to the California Department of Forestry. Annual discussion at General Plan progress report session.		✓	✓	PW[1]					✓
			20a.	Request review team member status with CDF on review of Timber Harvest Plans.									
	21.	Designate timber hauling routes through developed areas.	21.	N/A				PW[1]			✓		

Issue/Text Reference		Policy		Implementation Measure	Responsibility				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	6	7	on-going
Hazardous Material Spills	22.	Actively ensure that hazardous waste management is current with State and Federal laws.	22.	Annual review of county Hazardous Waste Management Plan, adoption of the General Plan and coordination with the California Highway Patrol and Caltrans.			✓	PW[1]					✓
Recreational Traffic	23.	Transportation improvements for recreation travel should be directed toward development and protection of scenic routes and support the local economy .	23.	Consistency of Capital Improvements Plan.				PW[1]					✓
Road Design Impacts	24.	Ensure that new roadway development and circulation improvements are designed with the goals of the "most minimal" impact in mind. For example, special standards should be used in the following areas: -along waterways -adjacent to steep slopes which would require extensive cut/fill -Adjacent to weltands -Where visually important specimen trees of tree standards exist -At existing bridges -Along scenic Highways	24.	Consistency of Capital Improvements Plan.				PW[1]					✓
	25.	Recognize that California Department of Forestry (CDF) road design standards for fire safety will result in unwanted environmental impacts in many instances, restrict land uses to areas where road development to these standards will result in least impact.	25.	Ongoing development review and adoption of Land Use Diagram consistent with this concern.		✓	✓	PW[1]	✓				✓
	26.	Develop standards that require that erosion control plans, including use of Best Management Practices for runoff control, be prepared for all new roadway designs and circulation improvement projects.	26.	Creation of new Development Standards along with updated Zoning Ordinance.		✓	✓	PW[1]		✓			✓
	27.	Develop special roadway standards for steep slopes and environmentally sensitive areas.	27.	Creation of new Development Standards along with updated Zoning Ordinance.		✓	✓	PW[1]		✓			✓
Airports	28.	Keep at least one airport open for public use in Sierra County.	28.	N/A			✓	PW[1],TC[2]					✓
	29.	Retain Dearwater Airport in Sierraville as a public airport for use by local residents and the general public.	29.	Pursue planning funds to develop and update a master plan.			✓	PW[1]					✓
	30.	# not used.	30.	# not used									

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	6	7	on-going
	31. The County shall support legislation to increase the State and Federal allocation for small airport funding and seek viable State or Federal grants to correct deficiencies.	31. Support as proposed.			✓	PW[1]					✓
Parking	32. Work towards creation of new parking opportunities in congested areas (tourist, recreation and other).	32. Capital Improvements Plan. 32a. Adopt Parking Development Standards.			✓	PW[1]					✓
Funding	33. Seek funding sources that will support transportation improvements and maintenance.	33. Coordination with State and Federal Agencies.				PW[1]					✓
	34. Support efforts of Federal and State government to reduce conditions on transportation funding, which would require the County to use design standards higher than County standards.	34. Respond as proposals are made.			✓	PW[1]					✓
	35. Establish a development fee program to collect funds to pay for roadway improvements necessitated by new development.	35. Adoption of a development fee program.			✓	PW[1]		✓ ✓			
	36. # not used.	36. # not used.									
Interagency Cooperation	37. Cooperate with the USFS to reduce traffic impacts which would impact either jurisdiction.	37. Respond as proposals are made.			✓	PW[1]					✓
	38. Continue to work with USFS to resolve differences in road management objectives.	38. Respond as proposals are made.			✓	PW[1]					✓
	39. Actively oppose USFS road management objectives which are in conflict with County goals.	39. Respond as proposals are made.			✓	PW[1]					✓

Issue/Text Reference		Policy		Implementation Measure	Responsibility				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	6	7	on-going
Trails / Sidewalks	40.	Support creation of new trails and sidewalks and encourage linkages to public trails and Community Areas as new development is proposed.	40a.	Review of individual projects and acceptance of trail easements when appropriate.				✓					
	41.	# not used.	40b.	Adopt a street improvement standard which includes sidewalk and pedestrian facilities.				✓					
Bicycle Facilities	42.	Provide long range plans for bicycle use.	42.	Develop a Bicycle Master Plan.				PW			✓		
	43.	Reduce conflicts that occur in bicycle events on County and State routes.	43.	Coordination with Sheriff's Dept, CHP, Emergency Response Agencies and bicycle interests.				PW					✓

[1]Department of Public Works

Table 4-5
ROADWAY LEVEL OF SERVICE MONITORING CHECKLIST

Monitoring Agency:	Public Works Department
Responsible Agency:	Public Works Department
Update Required:	Annually in February
Target Level of Service:	LOS C
Action to be Taken if LOS is Not Met:	Building restrictions in area of concern. Also see fiscal impact recommendations in Public Facilities Element.

Table 4-6
ROAD IMPROVEMENT PRIORITIES
(To implement Circulation Policy 7)

Streets and Highways
A street or highway segment or intersection is identified as being in need of an improvement project if one or more of the following are met:

Priority #1: Safety

a. High accident intersections, 8 points or more over 12 months.[1]

b. High accident road segments (County only), 8 points or more over 12 months.[1]

c. High accident road segments (State), more than twice the statewide accident rate for similar type facilities.

d. Roads with lane widths less than 8 feet and Average Daily Traffic (ADT)[2] over 1,500.

e. At high speed intersections with traffic volumes 30 percent over National (MUTCD) and State (Caltrans) traffic signal warrants; at other than high speed intersections with traffic volumes 20 percent over traffic signal warrants.

Priority #2: Rideability-Road Surface

f. Unpaved roads with ADTs over 1,500 provided that projects thus identified are relatively cost-effective (circulation Policy 15).

Priority #3: Efficiency-Capacity and Travel Speed

g. Roads below Level of Service "B" based on the 200th highest peak hour (typical weekday) (*Highway Capacity Manual, Special Report 209*, Transportation Research Board, 1985).

h. Bridges unable to support the maximum load limit.

Notes:
1. Point system: Fatality accidents = 12 points; injury accidents = 3 points; damage only accidents = 1 point for each accident.
2. Average Daily Traffic = The amount of traffic on roadway over an average 24 hour period. Usually collected over a seven day period.

Table 4-7
SIERRA COUNTY ROADWAY CLASSIFICATIONS

The following road classifications reflect the types of roadways present in or appropriate to Sierra County. They are used on the General Plan Circulation Diagram to define desired use characteristics. Standards for each classification will be developed to implement the General Plan Circulation Element.

Type	*Definition / Use*	*Example*
Arterial	State and Interstate Highways	SR 49, SR 89, I-80, US 39 S.
Collector	Paved, year-round roadways providing connections between major regional destinations or arterials.	Westside Rd., Beckwith Road, Gold Lake Road
Resource	Paved or unpaved roadway with the primary purpose being access to natural resources.	Fibreboard Rd.
Collector	Primary purpose of providing access to recreation uses and mining and forest product sites. These roads can be seasonal or year round. Residential areas should not have direct access to these roads.	Sardine Lakes Road Packer Lake Road Smithneck Road
Unpaved Local Collectors	Unpaved roads providing connectors within sub-areas of the County. Unpaved status is desired to limit regional use, growth inducement, due to cost concerns, or to limit vehicle speed.	Henness Pass Rd., (Unpaved sections) Smithneck Road, Heriot Ln, Lavezzola, Mountain House Rd.
Local	Paved, gravel, or dirt roads providing access to residential areas. The roads can be either seasonal or year-round.	Ridge Road Wild Plum Road
Forest Roads	Roads serving/within National Forest areas.	Various Roads

PUBLIC FACILITIES ELEMENT



GENERAL PLAN
2012

JULY 1996

5. Public Facilities Element

Introduction

A Public Facilities Element is not explicitly required by State planning law. However, the Circulation Element requirements include a mandate to look at all public facilities:

> **Government Code Section 65302(b):** [The general plan shall include] a circulation element consisting of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public facilities and services, all correlated with the land use element of the plan.

The following mandatory issues are listed in the General Plan Guidelines Circulation Element discussion:

- Major Thoroughfares
- Transportation Routes
- Terminals
- Other Local Public Utilities and Facilities

The first three issues are discussed in the Circulation Element, the "other" category is the subject of this Element.

The public facilities discussed in this Element include:

- Water Supply

— Storm Drainage
— Police Protection
— Fire Protection
— Schools
— Solid Waste
— Cemeteries
— Cable Television
— Electric Service
— Gas Service
— Hospital
— General Governmental Services
— Libraries

Sewage disposal is discussed in the Water Resources Element. Circulation facilities are discussed in the Circulation Element. Parks and recreation facilities are discussed in the Parks and Recreation Element.

A few key discussions and recommendations are retained among the following pages - pertinent information regarding these subjects is contained in the Background Report.

Element Goals

It is the goal of the County to provide for essential public facilities and services and allow for the provisions of quasi-public facilities and services which are in keeping with the customs, culture and heritage of Sierra County

Priority for public facilities is directed to community core areas.

Background/Future Needs

Detailed information related to Public Facilities is contained within the Background Report. Specific Public Facility topics discussed in the Background Report include:

- Schools
- Water Supply

- Police Protection
- Fire Protection
- Libraries
- Utilities
- Cemeteries
- Cable Television
- Sewer Systems
- Medical Services
- Telephone
- Animal Control
- Solid Waste
- County Service Areas
- Post Office
- State Highway Maintenance Stations
- General Government

Schools

Needs

District Superintendent Michael Moore indicated that the District does not have the money necessary to build or replace school facilities currently needed. The Loyalton Intermediate School is in need of replacement. (Cost estimates to repair the school are approximately 70-75% of new school costs.) In addition, the Downieville School needs shower and locker facilities for the gym and a cafeteria for the school. Lunches are prepared for students at the Downieville Community Hall or provided by independent contractors.

The District had considered placing a tax override measure on the November 1993 ballot in order to raise the necessary funds for the needed improvements at the Loyalton and Downieville Schools. However, a District-funded survey indicated that a tax override measure would not receive the necessary two-thirds vote needed to pass. The survey indicated that only 50-60% of the population supported the tax override proposal. The District has no immediate plans to attempt to raise necessary funds through tax overrides or bond measures. To reduce costs, the School Board is drafting a new policy to require non-school related use of District facilities to reimburse the District for heating, lighting and custodial costs.

The District's 1992-1993 budget is $5.2 million; the previous year's budget was approximately $10 million (Michael Moore, Personal Communication, September 1992).

Water Supply

Introduction

Most of the County's population living in or near the various communities are served by one of the numerous public and/or privately owned water utilities. The Sierra County Planning Department has identified 17 individual water companies operating in the County serving anywhere from 3 to 200+ individual customers. In Sierra City alone, there are nine different privately owned water companies. The remainder of the County's residents not connected to one of these public/private water utilities have either tapped into springs or surface water supplies, or have dug their own wells. Detailed information related to the County's water supply is contained within the Background Report.

Police Protection

Sheriff's Department

Police Protection Needs

Sierra County Sheriff Lee Adams identified four primary concerns of the Department as development occurs within the County. The following is an excerpt from Sheriff Adams August 28, 1992 letter:

> 1. Communications system. Our current radio communications system was designed in 1972 to cover the major population centers of the county at a minimal cost. With two mountain top repeaters, good coverage is provided to Downieville, Goodyears Bar, the entire Sierra Valley, and the SR 49 and 89 corridors. Weaknesses to the system did exist in Sierra City, and were corrected with the addition of a local base station within that community. Weakness to the system continues to exist in the Alleghany, Forest City, Verdi, and Long Valley areas. While alternate communications from those areas does exist, substantial development in those areas should consider emergency communication needs. Likewise, our dispatch center remains the sole emergency services dispatch center within Sierra County. In addition to fielding the communications needs of this office, it further relays fire and emergency medical calls county-wide through our law enforcement radio system. Any substantial development within the county should also consider the overall impact to that existing system.
>
> 2. Staffing. Currently this office has staff assigned county-wide to meet the historic need. While staff exists within the communities of Downieville, Goodyears Bar, Sierra City, Alleghany, Loyalton, Sierraville, and Verdi, any significant changes in demographics both within and especially outside of those population centers should consider our staffing needs.
>
> 3. Jail. The office continues to operate a Type 1 (short-term) jail within Downieville. While that facility is currently undergoing an extensive remodeling, it will continue

to be rated and operated as a short term holding facility for the housing of prisoners awaiting trial. With the exception of trustee workers, all long term prisoners will be housed in outside county jails. Any development should consider the immediate transportation and incarceration of a person to a jail facility located in Downieville, as well as the financial impact of long term housing costs.

4. Specialty needs. Specialty assignments in this office are based on historic needs and those to date have primarily been search and rescue, boating, and marijuana eradication programs. Any development that deviates from historical land uses within the county, should be considered for their overall impact to this office. Examples of such would be the need for such specialties as a SWAT team, hazardous materials team, etc.

Fire Protection

Fire protection and suppression services in Sierra County are provided by the U.S. Forest Service, California Department of Forestry (CDF), and various community fire protection districts. Detailed information related to Fire Protection Services in the County is contained in within the Background Report.

Libraries

Library Needs

The library system in Sierra County is operated by the Plumas County Library system and funded from the Sierra County general fund. According to Plumas County Librarian Ross Olmstead, Sierra County needs permanent library facilities and increased funding for library services. However, the scattered population within the County necessitates a decentralized system. A full service library is being considered at Loyalton and is in the planning stage.

Utilities

Electric power is provided to residents of Sierra County by the Pacific Gas & Electric Company (PG&E), Sierra Pacific Power Company, and the Plumas-Sierra Rural Electric Cooperative. There is no piped gas service available in Sierra County.

Utility Needs

Over the long term, new substations may be needed throughout the County particularly to serve any new large scale industrial mill, or mining operations

which are allowed under the General Plan. Additional power lines could be needed to serve this type of development also. These facilities are not shown on the Land Use Map because the actual need and appropriate location to serve special uses are difficult to predict. However, this Element includes policies calling for County cooperation in locating electrical facilities needed to serve General Plan permitted land uses.

Cemeteries

There are currently four active cemetery districts in the County. District No. 1 serves the communities of Downieville, Sierra City and Goodyears Bar; District No. 2 serves the communities of Alleghany, Pike, and Forest City; District No. 3 serves the City of Loyalton; and District No. 4 serves the communities of Sattley and Calpine. Funding is via the general fund. Detailed information related to cemeteries in Sierra County is contained within the Background Report.

Cable Television

Cable Needs

Cable television is useful in rural areas for access to educational programs which cannot be offered locally; this may become a more important asset in the future to assist high technology firms and the school district. Detailed information related to cable television in Sierra County is contained within the Background Report.

Sewer Systems

The City of Loyalton is the only community in the County that has a sewer system. It is at capacity and is currently undergoing expansion. The remainder of County residents and businesses use on-site septic disposal systems.

Sewer System Needs

Community sewer or shared septic systems may become necessary in Downieville, Sierra City, and Sierraville and perhaps other communities in the future. In the interim, minimum residential parcel sizes in all communities should be increased from the current 8,000 square feet (with a public water system) to one-half acre to better ensure adequate repair area.

Medical Services

Sierra Valley District Hospital. The Sierra Valley District Hospital provides emergency medical services for Sierra County residents living east of the Yuba Pass. The Western Sierra Medical Clinic located in Downieville provides out patient medical and dental services for the western portion of Sierra County. Detailed information related to medical services available in Sierra County is contained within the Background Report.

Medical Service Needs

The eastern part of the County is reasonably served by medical and hospital facilities at the Sierra Valley District Hospital in Loyalton. However, the hospital is facing budget cutbacks due to a reduction in federal and State medical room rate reimbursements. In addition, the recent State budget stalemate almost resulted in the SVDH not being able to meet its payroll. A private lending institution stepped in and extended a line of credit to the hospital. The SVDH is currently trying to negotiate a solution with the County in the event future State budget stalemates occur. The County is being asked by the SVDH to co-sign for a line of credit with a private lending institution. A private dentist also provides service to the Loyalton area.

The western part of Sierra County does not have comparable facilities and is actually closer to emergency medical facilities in Nevada County. However, in the near future the Western Sierra Medical Clinic will need to expand its facility to include additional exam rooms. In addition, due to State budget constraints the clinic cannot rely on annual State grants.

EMT, ambulance and fire emergency services are available throughout the County and for the most part are supplied by volunteer organizations.

Telephone Service

Pacific Bell provides telephone service to residents of Sierra County. According to Public Works Coordinator S.C. Del Real, Pacific Bell can continue to serve Sierra County within the parameters of its Long Range Outside Plant Plans in accordance with requirements of and at rates and charges specified in its scheduled tariffs on file with the California Public Utilities Commission.

Telephone Needs

Over the long term, new switching stations may be needed throughout the County particularly to serve any new large scale development allowed under

the general plan. Additional telephone lines could be needed to serve new developments. However, it is anticipated that telephone lines will follow or utilize power lines installed to serve the same development. This Element includes policies calling for cooperation in locating electrical/ telephone facilities needed to serve general plan permitted land uses.

Animal Control

Animal control services in Sierra County were formerly provided by Placer County through a contract administered by the Sierra County Health Department. The entire County was served under this contract. The Sheriff's Department also responds to animal control calls they receive. There is no animal impoundment facility in the County.

Parks and Recreation

This subject is discussed in the Parks and Recreation Element (Chapter 6).

Snow Removal

This subject is discussed in the Circulation Element (Chapter 4).

Solid Waste Disposal / Collection

Solid Waste

Solid waste in Sierra County historically was managed in accordance with the Sierra County Solid Waste Management Plan, adopted by the Sierra County Board of Supervisors on December 7, 1982. This Plan was amended to the 1968 Sierra County General Plan and was determined to be "in strict compliance with the County General Plan (1968) and Zoning law" (Solid Waste Management Plan, 1982, p. 2) when adopted.

The California Integrated Waste Management Act of 1989 (CIWM Act) created a new system of solid waste management in the State of California Assembly Bill 939 (AB939) replaces the existing County Solid Waste Management Plan with both City and County elements. Sierra County and the City of Loyalton

are currently preparing the Sierra County Integrated Waste Management Plan in accordance with AB 939 requirements The County/City has submitted their plans to the California Integrated Waste Management Board by January 1, 1994.

Solid Waste Needs

The County's existing disposal system is operating satisfactorily this time and the County expects to continue operating the four transfer stations and the Loyalton Landfill. The County is presently considering options for solid waste disposal once the life expectancy of the landfill expires. The Board of Supervisors has been approached by John McMorrow of Plumas County who is trying to establish a multi-county regional solid waste organization that would transport Sierra County waste to a newly proposed landfill site near the Susanville prison. In addition, Rick Ross, owner of Intermountain Disposal Company currently operating in Sierra County, has approached the Board with a proposal to haul waste to Reno's Sanitary Landfill. With 11-16 years of life remaining at the Loyalton Landfill there is sufficient time to plan new solid waste disposal strategies for Sierra County. In the interim, the transfer stations and the landfill should continue to be protected by compatible land uses.

Post Offices

There are currently seven post offices serving residents of Sierra County. They are located in Alleghany, Goodyears Bar, Downieville, Sierra City, Calpine, Sierraville and Loyalton which ensure ready access to all of the more populated areas of the County.

Post Office Needs

These federal facilities are outside the direct control of the County. However, the County should do everything in its power to ensure continued operation of each of these facilities. They are integral to the identity and economic development of each community.

State Highway Maintenance Stations

There are presently two Caltrans highway maintenance stations located in Sierra County. One station is located in Downieville and the other is located in Sierraville. These facilities are shown on the Land Use Maps. From these two stations Caltrans maintains approximately 100 miles of State roads.

State Highway Maintenance Needs

According to Caltrans Planner Kay Hansen, these facilities are adequate to the needs of the County and no expansion is anticipated at this time. Mrs. Hansen indicated that at this time she is unaware of any existing land use conflicts adjacent to any of their facilities. However, it will be important to ensure that incompatible land use designations are not located surrounding these facilities.

County Service Areas

There are five County service areas that are coterminous with the boundaries of the five supervisorial districts. The tax rate assessments in each district varies and is dependent on the services and level of service requested by the residents of that particular District. The types of services authorized by the Board of Supervisors that may be provided within each district are listed below.

- Extended police protection
- Structural fire protection
- Local park, recreation or parkway facilities and services
- Extended library facilities and services
- Water service
- Sewer service
- Pest and rodent control
- Street and highway lighting and sweeping
- Refuse and garbage collection and disposal
- Solid conservation and drainage control
- Flood control
- Animal control
- Ambulance service
- Area planning
- Accumulation of reserve funds
- Any other service authorized by law to be performed by a county service area
- Any other governmental services which the County is authorized to perform and which the county does not perform to the same extent on a countywide basis.

County Service Area Needs

Needs for the various services provided are discussed throughout this Element. However, in general, the County Service Area which provide some of these service parcel charges do not reflect actual needs. The studies are

needed for each of the services provided and a more equitable method of service priority and revenue distribution among the service areas needs to be evaluated.

Loyalton

The County provides various services to the City of Loyalton. Annual review of the fee structure is needed to ensure that actual costs are covered.

General Government / Fiscal Impacts of General Plan Buildlout

As the second smallest county in population within the State, Sierra County has no fewer problems financing public services than elsewhere. Indeed, the cost per capita of County services is higher than larger counties which causes a problem inverse to population served. That is, a small population must carry fixed costs assigned by the State legislature. In addition, the dispersal of the county population imposes costs for services delivery that are not found in more populous counties simply because travel time is less, customer groups served are closer together and service delivery is relatively easier. Detailed information related to general government fiscal impacts is contained within the Background Report.

Related Plans

No related plans have been prepared in the recent past.

Assumptions

See Economic Element assumptions.

Table 5-1
PUBLIC / PRIVATE FACILITIES AND SERVICES MONITORING CHECKLIST

Public Facility / Service:	**Water Supply**
Monitoring Agency:	County Department of Public Works
Responsible Agency:	Water Districts and Sierra County DPW
Update Required:	Annually in February
Target Level of Service:	Adequate domestic water supply meeting State drinking water standards for every residence and establishment in the County is an appropriate goal. To meet this goal, the following levels-of-service should be used: — Access to a piped water supply meeting State domestic water standards for all parcels less than one acre in size in Community Core areas. (The intent is to allow for adequate separation from septic systems.) — Construction of wells in accordance with State Water Well standards on parcels over one acre in size where public water supply is not supplied.
Action to be taken if LOS not met:	In Community Core Areas – Assistance with grant applications to improve water systems – Reduction in building permit issuance until capacity/quality problems are solved In Outlying Areas – Adjustment in land use designations if problem areas are identified

Public Facility / Service:	**Fire Protection**
Monitoring Agency:	County Planning Department/County Auditor
Responsible Agency:	Fire Districts
Update Required:	Annually in February
Target Level of Service:	Community Core and Community Influence Areas, Industrial, Recreation, and Destination Resort designations: 5 minute response time with facilities appropriate to structures and activities in service area and ISO of 7. Outlying areas: response time of 5-15 minutes.
Action to be taken if LOS not met:	Recommend increased fire district annual and buy-in fees. See franchising recommendations in this Element. Analyze fire agency expenditures and revenues.

Public Facility / Service:	**Sheriff's Department**
Monitoring Agency:	Sheriff's Department
Responsible Agency:	Sheriff's Department
Update Required:	Annually in February
Target Level of Service:	Based on the Needs discussion, the following are appropriate target levels of service: Communications – continuation of existing levels of service. Major new residential development in Alleghany, Forest City, Verdi, and Long Valley require improvements. Staffing – Continuation of existing levels of service of approximately one sworn personnel/350 residents and at least one officer on duty on either side of the County at all times. Jail – Short-term holding facility status meeting State standards. Specialty Needs – To be provided as need is created.
Action to be taken if LOS not met:	Increased funding including development fees and financing mechanisms discussed in this Element, increase in volunteers, building permit reduction, or private patrol requirements for new development.

Public Facility / Service:	**General Government**
Monitoring Agency:	Individual departments
Responsible Agency:	County Auditor/Controller
Update Required:	Annually in February
Target Level of Service:	Continuation of current levels for all departments not financed from user fee or special revenues.
Action to be taken if LOS not met:	Moratorium on new development could be considered until financing becomes available, shift County services to other providers, investigate new form of governance such as charter county or consolidate with other counties; develop public-private partnerships. Consider creation of a long-term "County Service Management Plan".

Public Facility / Service:	**Schools**
Monitoring Agency:	County Planning Department
Responsible Agency:	Sierra-Plumas Joint Unified School District
Update Required:	Annually in February
Target Level of Service:	No exceedance of planned student ratio to buildout capacity including capacity for portables at each school
Action to be taken if LOS not met:	Discuss options with School District. Some options include: – Building permit issuance reduction – Assistance in establishing Mello-Roos Districts – Support of other financing mechanisms

Public Facility / Service:	**Libraries**
Monitoring Agency:	County Planning Department
Responsible Agency:	Plumas County Library
Update Required:	Annually in February
Target Level of Service:	20 minute driving distance from all community areas to a lending outlet. Unincorporated area per capita expenditures of at least $4.00.
Action to be taken if LOS not met:	Increased funding. (See Element text for options.)

Public Facility / Service:	**Electricity**
Monitoring Agency:	County Planning Department
Responsible Agency:	Various private utilities
Update Required:	Annually in February
Target Level of Service:	Electrical service in all Community Core and Community Influence Areas, Industrial, Recreation, and Destination Resort uses.
Action to be taken if LOS not met:	County assistance in designating areas for needed facility improvements.

Public Facility / Service:	**Propane gas / heating oil**
Monitoring Agency:	County Planning Department
Responsible Agency:	Various private firms
Update Required:	Annually in February
Target Level of Service:	Safe location of propane gas/diesel distribution/storage to allow for delivery throughout the County.
Action to be taken if LOS not met:	Regulatory action for safety concerns.

Public Facility / Service:	**Medical Services**
Monitoring Agency:	Public Health Department and Sierra Valley Hospital District, Wetern Sierra Medical Clinic
Responsible Agency:	Same as above.
Update Required:	Annually in February
Target Level of Service:	Continuation of existing levels of service: one bed per 88 residents medical and dental clinic service to western Sierra County and ambulance service for the entire County; retention of Western Sierra Medical Center.
Action to be taken if LOS not met:	Explore funding options or seek to attract service providers.

Public Facility / Service:	**Post Offices**
Monitoring Agency:	County Planning Department
Responsible Agency:	U.S. Post Office
Update Required:	Annually in February and when there are plans proposed to reduce outlets or service hours
Target Level of Service:	Continuation of all 8 existing post offices.

Update Required:	Annually in February and when there are plans proposed to reduce outlets or service hours
Target Level of Service:	Continuation of all 8 existing post offices.
Action to be taken if LOS not met:	Board of Supervisors discussions with Postmaster. Potentially request for EIS preparation on any closures.

Public Facility / Service:	**Solid Waste / Hazardous Waste**
Monitoring Agency:	County Department of Public Works
Responsible Agency:	Department of Public Works
Update Required:	Annually in February
Target Level of Service:	Landfill: Ten year life expectancy of landfill available (in or out of County) at any one time in order to ensure an adequate period to increase capacity or identify new solutions. Collection: Availability of refuse collection service at least twice per month in all Community Core and Community Influence areas.
Action to be taken if LOS not met:	Landfill: See Solid Waste and Hazardous Waste Management Plans Collection: Discussions with refuse collectors, potentially seek new contracts.

Public Facility / Service:	**Animal Control**
Monitoring Agency:	Health Department/Sheriff
Responsible Agency:	Health Department
Update Required:	Annually in February
Target Level of Service:	Officer in County 3 days/week.
Action to be taken if LOS not met:	Increased funding.

Public Facility / Service:	**Cemeteries**
Monitoring Agency:	Public Works
Responsible Agency:	Various Cemetery Districts
Update Required:	Annually in February
Target Level of Service:	Existing maintenance levels and space available on both sides of County at all times.
Action to be taken if LOS not met:	Increased funding, land dedication, volunteer efforts, or other methods should be identified.

Public Facility / Service:	**Ambulance Service**
Monitoring Agency:	Board of Supervisors
Responsible Agency:	N/A
Update Required:	Nine (9) year cycle
Target Level of Service:	Replace ambulances each year - review contract annually, provide adequate service, extend service to all communities

Table 5-2
PUBLIC FACILITIES ELEMENT
GOALS, POLICIES, AND IMPLEMENTATION MEASURES

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1] PD	PC	BoS	Other	Years from GP Adoption 1	2	6	7	on-going
FUNDAMENTAL GOALS OF THE GENERAL PLAN 1. It is the County's most fundamental goal to maintain its rural character and preserve its rural quality of life. 2. It is the County's goal to defend its important natural features and functions; these have included and always will include, scenic beauty, pristine lakes and rivers, tall mountain peaks and rugged forested canyons, abundant and diverse plants and animals, and clean air and water and watershed values. 3. It is the County's goal to foster compatible and historic land uses and activities which are rural and which contribute to a stable economy. 4. It is the County's goal to direct development toward those areas which are already developed, where there are necessary public facilities and where a minimum of growth inducement and environmental damage will occur. The pattern of land uses sought by the County is a system of distinct and cohesive rural clusters amid open land. 5. It is the County's goal to provide a comprehensive Plan for all lands and uses within the County regardless of ownership or governmental jurisdiction. PUBLIC FACILITIES GOAL 1. It is the goal of the County to provide for essential public facilities and services and allow for the provision of quasi-public facilities and services which are in keeping with the customs, culture, and heritage of Sierra County. 2. Priority for public facilities is directed to county core area.											
Public Facilities – General	1. Ensure the provision of essential public and quasi-public facilities in a timely manner based on growth projections, actual growth rates, and planned pattern of land uses.	1a. Designate existing and needed public and quasi-public facility sites Public Service on Land Use Diagram.	✓	✓	✓		✓[2]				
		1b. Adopt target levels of service.		✓	✓		✓[2]				

[1] PD = Planning Department PC = Planning Commission BOS = Board of Supervisors [2]Upon Plan adoption.

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	6	7	on-going
		1c. Review each public/quasi-public facility and service annually for ability to meet these targets, and take appropriate action if levels of service are not being met or if there is evidence that they may not be met within the foreseeable future. Request providers to submit annual report. (See Target LOS Checklists at end of policy chart.)	✓	✓	✓	PW[1]		✓			
		1d. Grant discretionary land use approvals (conditional use permits, subdivisions, zone changes, and General Plan amendments) only when all essential public and quasi-public services and facilities can be provided in an adequate and timely manner consistent with the goals and policies of this Element; i.e., fiscal impact and economic impact analyses shall be required of all discretionary land use approvals funded by the applicant, prepared by the County or its contractor. (See Element text, 5-51)	✓	✓	✓						✓
		1e. Require each development under discretionary review to organize and approve a mechanism for maintaining public services and facilities. This mechanism is to create public revenues other than traditional property taxes and related fees/charges.	✓	✓	✓			✓			
		1f. Where specific resort type complexes are considered and fiscal impacts are of concern, the County may require a deposit of a cash reserve for County trusteeship. This reserve will be retained for a period of time long enough to assure that self-supporting revenues are available from the project. The intent is to protect County taxpayers against ownership transfer, default or development below anticipated levels in future years. (See Recreation Element text for background discussion)	✓	✓	✓						✓
		1g. Consider creation of a non-profit County support and foundation.			✓					✓	

[1]Department of Public Works.

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	6	7	on-going
	2. Ensure that new development funds its full fair share of needed public facility/service capital and operating/maintenance expenditures. The timing of public facility upgrading and/or development be coordinated with the capacity, the facility infrastructure, and available financing/revenues for the needed public facilities.	2a. Establish and continually update public facilities impact mitigation fees.			✓	PW[1]		✓			✓
		2b. Create new financing mechanisms to ensure that new development will pay its way. (See Element, text pages 5-51 to 5-53 and discussions under each facility/ service section)	✓		✓	CC[2]			✓		
	3. Actively pursue new funding sources to ensure that the goals and policies of this Element can be met.	3a. Provide technical assistance to public and private public facility/service providers in applying for grants and loans.	✓			EC[3]					✓
		3b. Prepare or assist in preparation of detailed analyses of public facilities services throughout the County including General Government to determine which services should be provided by the County through benefit assessment districts, CSAs, a countywide water agency, etc., and appropriate funding levels. Adjust CSA parcel charges accordingly.			✓	PW[1]		✓			
	4. Differentiate between rural and community area levels of service to ensure cost effective provision of services.	4. Differentiation on target LOS checklists. The County should encourage and may require that funding of public facilities and services be conditioned as part of approval of a discretionary permit. This may include impact fees, creation of a public entity or district.	✓	✓	✓	PW[1]	A				
Water Supply	5. Ensure that adequate and safe water supply is available to all users.	See Implementation Measures 1a,b,c,d, 2, 3a,b.							✓		✓
		5a. Consider forming a County Water Agency and prepare a Water Supply Master Plan.			✓	PW[1]		✓			✓
		5b. Develop standards for parcel development that assure a level of adequate and safe water and area for sewage disposal. Where feasible, water supply to parcels within a Community core should be served by community water systems.									

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	6	7	on-going
	5b. Encourage community water systems where economically feasible and assure a legally enforceable mechanism is in place for long term financing and maintenanceof a water or sewage disposal system.	5c. Maintain a requirement for minimum lot sizes for single family residential uses based upon water and sewer facilities required and assure that in the case where groundwater well and individual sewage disposal is proposed, lot size shall be no less than 1.5 acres.	PW[1]		✓				✓		✓
		5d. In particular, assist Water Districts in securing funding to upgrade to meet federal and State drinking water standards. Consider formation of a Marks-Roos investment pool to finance improvements and/or to pay for consolidation of smaller districts.									
		5e. Enforce State well production minimum standards in areas not served by water systems.	✓	BD[1]							✓
		5f. Sierra Brooks – Maintain a benefit assessment district or assist Homeowner's Association in acquiring the system to ensure adequate funding of the Sierra Brooks water system. Develop a long-range capital improvement plan.		PW[2]	✓				(5 yrs)	✓	
		5g. The Environmental Health Department should identify users of untreated surface water supplies and monitor the water quality of these systems.				EH[3]			(5 yrs)	✓	
		5h. Annual level of service review.	✓		✓	WD[4]					✓
Police Protection	6. Adequately finance Sheriff's Department needs for facilities expansion, staffing, and equipment to correspond to Plan area growth and development.	6a. Annual level of service review.	✓		✓	SD[5]					✓
		6b. Adopt new development impact fee.			✓	SD[5]			✓		
	See also Policies 1, 2, and 3.	6c. Consider new financing methods when capital improvements are needed for current residents (such as for a Countywide parcel fee). (See Element text page 5-21 for detail)			✓	SD[5]					✓
Fire Protection	7. Encourage and assist Fire Districts to meet the fire protection needs of the County at existing levels of service.	7a. Annual level of service review.	✓		✓	FD[6]					✓
	Also see Policies 1, 2, 3, and 5.	7b. Review individual discretionary development permit applications for fire safety design. Require on-site improvements and equipment as needed.	✓	✓	✓						✓

[1]Building Department
[2]Department of Public Works
[3]Department of Environmental Health
[4]Water Districts
[5]Sheriff's Department
[6]Fire Districts

Issue/Text Reference	Policy	Implementation Measure	PD	PC	BoS	Other	1	2	6	7	on-going
		7c. Assist Districts in preparation of impact fee studies.			✓	PW[1]					✓
		7d. Prepare Fire Services Master Plan and consider more efficient organization including consolidation, CSA, CFD, etc. (See Element text page 5-31)			✓	PW[1]			✓		
Libraries	8. Provide or enhance all library services in Loyalton.	8a. Yearly LOS review.		✓	✓	LD[2]					✓
	8a. Cooperate with the City of Loyalton and SPJUSD to determine location of and extent of library services for eastern Sierra County.	8b. Explore funding mechanisms discussed in this Element as needed. (See Element text page 5-33 for detail)			✓	LD[2]					✓
	Also see Policies 1, 2, and 3.										
Utilities: Electric/Phone	9. Cooperate with utility companies in locating needed facilities in keeping with visual and landform disturbance policies in this General Plan.	9. Assistance and project review as facilities are proposed.	✓	✓	✓						✓
	Also see Policies 1, 2, and 3.	9a. Encouragement for underground installation of utilities.									
Cemeteries	10. Provide for adequate cemetery expansion room and funding to provide for County needs.	10a. Adoption of Land Use Diagram with cemetery expansion designations.		✓	✓		A[4]				✓
		10b. Maintain existing funding levels or seek establishment of cemetery districts or other maintenance assurance.			✓	PW[1]					✓
Cable Television	11. Encourage establishment of cable service to all Community Areas consistent with visual and landform disturbance policies of the General Plan.	11. Application assistance and project review as facilities are proposed. Explore royalty franchise fees to cover County costs.		✓	✓						✓
		11a. Encourage underground utilities.		✓	✓						✓
Medical Services	12. Encourage and assist retention of existing medical service levels.	12. Annual level of service review.			✓	SS[3]					✓
Animal Control	13. Provide animal control services to meet the needs of County residents.	13. Annual level of service review.			✓	PW[1]					✓

[1]Department of Public Works 2.Library Dist. 3. Dept. Social Services 4. Upon Plan Adoption

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	6	7	on-going
Solid Waste	14. Provide for refuse disposal and collection to meet the needs of County residents.	14a Annual level of service review.			✓	PW[1]					✓
		14b Adopt a recycling and household hazardous waste plan.			✓	PW[1]				✓	
Post Offices	15. Encourage and assist continued operation of all existing post offices.	15. Respond as needed to any proposals to eliminate post offices.	✓		✓						✓
Airport	See Land Use Policy K.										
Parks and Recreation	See Parks and Recreation Element										
Snow Removal Highway Maintenance	See Circulation Element See Land Use Policies 15 and 28.										
Schools: Loyalton	16. Strive to assist School Districts in achieving school attendance at or below built capacities of each school.	16a. Identify all existing and planned school sites on the Land Use Diagram.	✓	✓	✓		A[2]				
		16b. Rezoning and general plan amendment applications shall include a schools impact analysis and impacts identified shall be mitigated. Mitigation may include fees, land dedication, phasing, or other methods.	✓	✓	✓						✓
		16c. Encourage the School District to prepare Facility Master Construction and Funding Plan to determine actual funding needed. Encourage the Districts and assist where possible in utilizing every financing mechanism possible to achieve preferred levels of service. Resources may include dedication of school sites, development fees, development agreements, Community Facilities Districts, assessment districts, general obligation bonds, special taxes, and State funds. If a Community Facilities District is formed, school funding should absorb only a portion of the revenues, other needed facilities should be funded by this mechanism also.			✓			✓			✓
		16d. Annual review of school capacities and related concerns with appropriate action taken.	✓		✓	SH[1]					✓

[1]Department of Public Works
[2]Upon Plan adoption

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	6	7	on-going
Sewage Disposal	17a. Ensure that adequate sewage disposal is provided throughout the County.	17a. Appoint task force to evaluate formation of septic system maintenance district and long range County plan.			✓	PW[2]				✓	
	17b. Pursue a septage receiving and processing facility at Loyalton for service to all of the County.	17b. Continue to work with Loyalton to ensure sewering of Industrial and Multiple Unit Residential designations near the City.			✓	PW[2]					✓
		17c. Require performance bond of any private, community wastewater treatment plants constructed in the County. (See Element text page 5-37 for detail)		✓	✓	PW[2]					✓
County Services provided to Loyalton	18. Continue to provide needed governmental services to the City of Loyalton on a cost effective basis.	18a. Prepare a detailed fiscal analysis of costs of providing services to City of Loyalton to ensure adequate fee structure.			✓	PW[2]			✓		
		18b. Explore formation of a city/county or a charter county to increase State revenues received and efficiency of service delivery.			✓	CC[3]				✓	
County Service Areas	19. Ensure that CSA charges reflect actual costs of providing services and ensure that services which are provided are cost effectiveand are priority services.	19. Prepare fee study for all CSA services provided.	✓		✓	PW[2]		✓			
	19a. Spheres of influence are needed for each community and for all service areas around these communities linking revenues to logical extensions of public services.	19a Consolidation of service area boundaries or elimination of current districts.									
		19b. Commission an analysis of alternative methods of service area organization including revenues.									
		19b Develop a County Service master plan designed to establish Countywide service priorities and establish a sphere of influence.									

1. School Districts
2. Dept. of Public Works
3. County Counsel

PARKS AND RECREATION ELEMENT



GENERAL PLAN
2012

SIERRA COUNTY GENERAL P·L·A·N

JULY 1996

6. Parks and Recreation Element

Introduction

The State General Plan Guidelines require that the distribution of recreation facilities be set forth in the General Plan (Land Use Element Guidelines) as well as access to waterways and links between major recreation and open space reservations (Open Space Element Guidelines). A Parks and Recreation Element is not required specifically. However, this Element is intended to discuss recreation issues required in other elements as well as recreation issues critical to Sierra County.

Element Goals

1. Provide a wide variety of recreational opportunities in the County that direct priority to County needs.

2. Provide a level of public and private recreation and tourism that does not destroy the quality of life or environmental quality of the County.

Background/Future Needs

Detailed information related to Parks and Recreation is contained within the Background Report. Specific Parks and Recreation topics discussed include:

- Adequate Recreation Land and Facilities
- Private Facilities
- Federal Lands Campground
- Recreation Use Compatibility
- Waterways
- Trails
- Winter and Private Resorts
- Special Areas

Related Plans

The Tahoe National Forest Management Plan **(1990)**, describes a variety of goals and desired future conditions for these Forest lands. These goals relate to several broad issues:

— Maintaining and providing new areas for diverse, dispersed recreational opportunities, in cooperation and concert with appropriate government agencies.

— The continuing inventory, evaluation and selection of outstanding areas and/or life forms within the National Forest.

— The emphasis of wildlife viewing opportunities throughout the forest.

— The value, scarcity and desired retention of semi-primitive lands within the forest.

— The development of National Recreational Trail proposals that would provide for a wide range of users and uses, and emphasize ease of access from adjacent urbanized areas.

— There is a high demand for alpine skiing. Tahoe National Forest resorts are nearing capacity. Skiing is a popular sport on Tahoe National Forest.

The Plumas National Forest Management Plan **(1988)** emphasizes the following general goals relating to recreational uses:

— Provide for a wide variety of recreational uses, coordinated with other uses.

— Encourage privately-operated facilities to serve public needs.

— Expand developed facilities.

— Reduce unit costs.

— Complete wild and scenic river acquisitions.

— Emphasize opportunities within semi-primitive areas.

— Minimize conflicts between recreational uses and uses especially in regard to off-highway vehicles.

Special recreational areas designated by the Forest Service are shown on Figures 6-1 and 6-2.

Toiyabe National Forest Land and Resource Management Plan. A small portion of the Toiyabe National Forest Management Areas #1 and #2 fall within Sierra County. The Land and Resource Management Plan emphasizes goals expressing the following concepts:

— Partial retention of visual features within the Highway 395 viewshed.

— Evaluation of off-highway vehicle damage areas and the restriction of use in these ares, as well as the rehabilitation of land damaged by off-highway vehicle use.

— Emphasis of soil, water and wildlife values, as well as

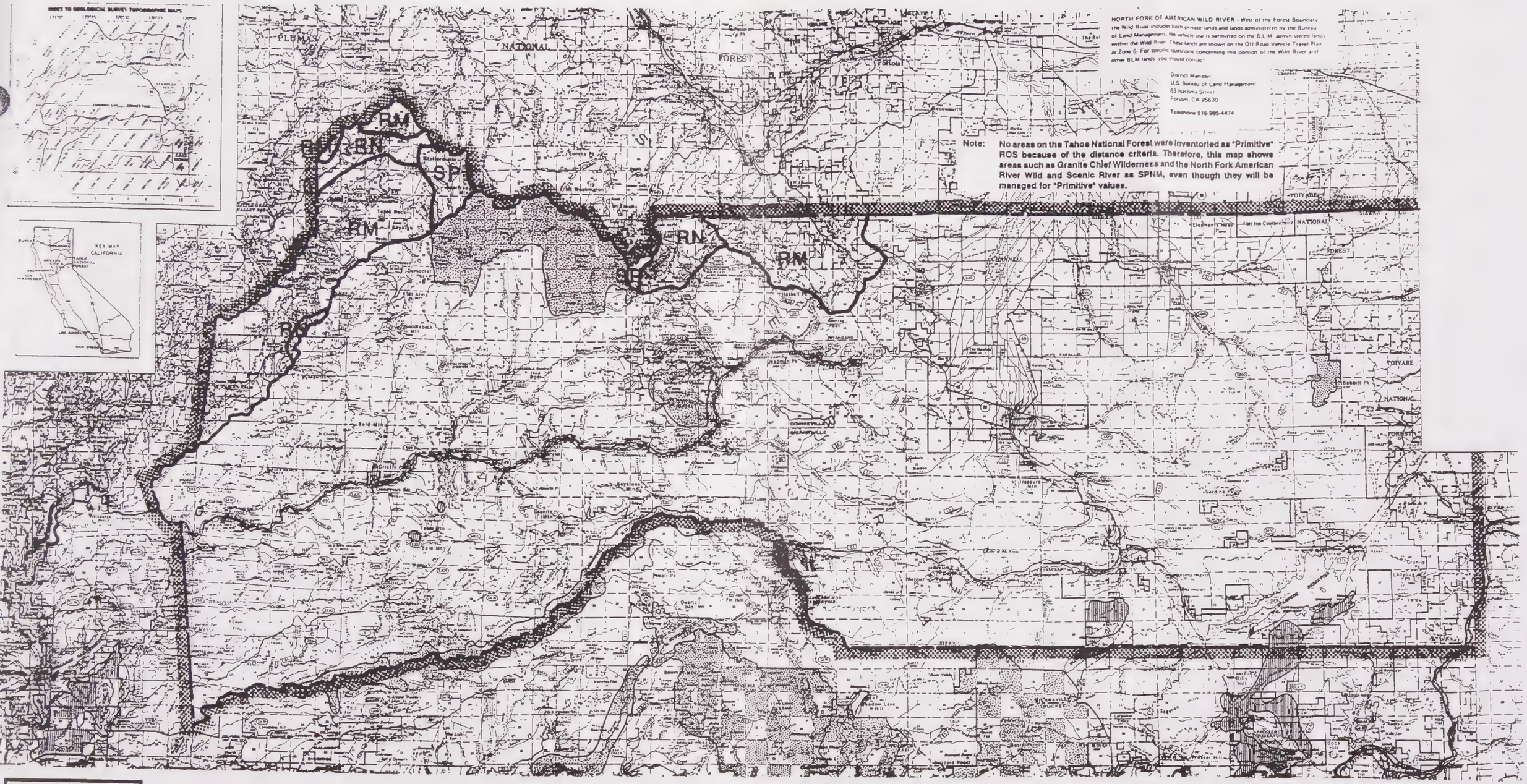
day-use and dispersed recreational opportunities.

The Feasibility of Tourism in Sierra County Including an Implementation Plan (January 1992) was prepared by the Sierra Economic Development Department to evaluate Sierra County's existing tourism base and future potential. It notes that the county qualifies as a tourism community, with 6.7 guest beds for each 100 residents (the World Tourism Organization defines a tourism community as having a ratio of over 4 beds for each 100 residents). It also observes that the summer volume of tourists is near capacity, and that the County's focus should be on creating a more uniform, year-round use of recreation and tourist facilities.

The Plan contains several goals relating to recreation issues, paraphrased below:

- The establishment of a professionally-staffed tourism development program.
- The improvement of the quality and quantity of existing visitor services and attractions.
- The development of additional activities for visitors, compatible with local residents' concerns.
- Maintaining the sustainability of County recreation by protecting resources.

U.S. Forest Service Diversification Efforts ~ During 1992 and 1993 the Forest Service embarked upon an effort to explore ways of assisting in the diversification of Sierra County's economy. Timber sales cutbacks precipitated the effort. A number of citizens committees were formed including a Tourism Subcommittee. Two of the recommendations have already been implemented: preparation of a marketing pamphlet outlining Sierra County resorts, lodging, and related facilities and the hiring of a part-time Economic Development Council Coordinator.



(Compilation of Tahoe, Toiyabe, and Plumas Plans)

SIERRA COUNTY GENERAL P·L·A·N

LEGEND – RECREATION OPPORTUNITY SPECTRUM

FIGURE 6-1

TAHOE N.F.

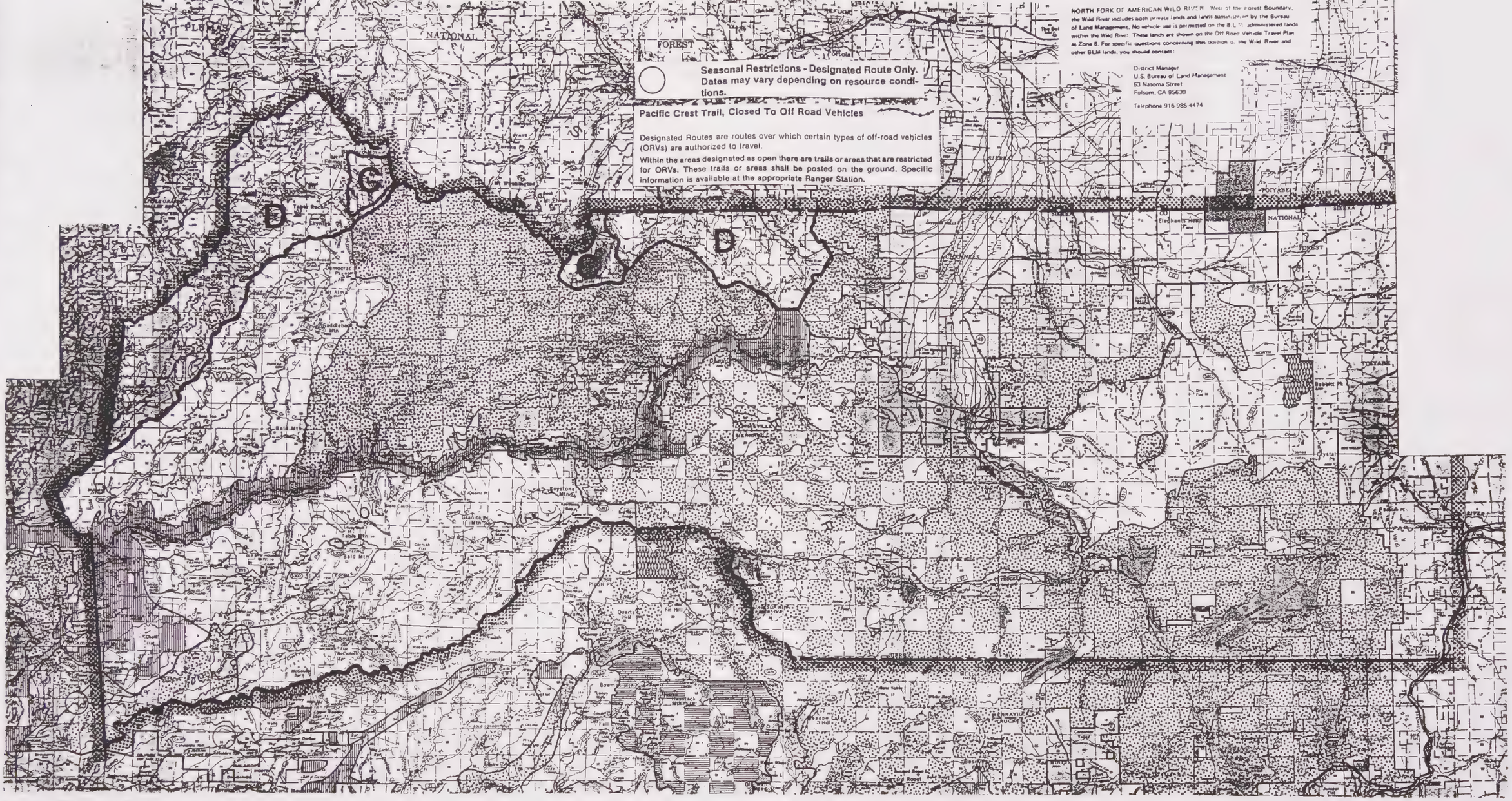
- Urban
- Rural
- Roaded Natural
- Semiprimitive Motorized
- Semiprimitive Nonmotorized

PLUMAS N.F.

- SP — Semi-Primitive: Moderate opportunity for isolation from sights and sounds of people. Natural appearing environment. Low interaction with other users.
- RM — Roaded Modified: Sights and sounds of people are moderate. Roads, landings, slash and debris are evident.
- RN — Roaded Natural: Sights and sounds of people are moderate. Mostly natural appearing as viewed from sensitive roads and trails. Access travel is conventional motorized.

TOIYABE N.F.

- UNCLASSIFIED



(Compilation of Tahoe, Toiyabe and Plumas Plans)

SIERRA COUNTY GENERAL P·L·A·N

LEGEND – TRAVEL PLAN FOR OFF-ROAD VEHICLES

FIGURE 6-2

TAHOE N.F.

	Travel Over Land	Travel Over Snow		Travel Over Land	Travel Over Snow
	Open	Open		Designated Route Only	Closed
	Designated Route Only	Open		Closed	Open
	Designated Route Only	Designated Route Only		Closed	Closed

PLUMAS N.F.

Zone C Motorized land vehicle travel is prohibited off of existing roads and trails and permitted on existing roads and trails except for those designated closed. Motorized over-the-snow travel is permitted. (Recreation Areas)

Zone D Motorized land and over-the-snow vehicle travel is unrestricted except for the following:

1. Land travel is subject to seasonal closure.
2. Small areas such as wet or dry meadows, sensitive stream crossings, geologic features, sensitive wildlife habitat, tree plantations, etc. are subject to appropriate closure.
3. Areas where user conflict is likely, may be subject to appropriate closure.

TOIYABE N.F.

N/A

Assumptions

In order to evaluate the background information and issues in this section and then formulate policies, the following assumptions were made:

1. Recreational users and recreational opportunities will continue to form one of the key components of the Sierra County economy.

2. There is an opportunity for desirable new recreation facilities in Sierra County.

3. Desirable recreation and environmental quality are linked.

4. A wide variety of land uses can undermine or destroy recreational potential while an over-emphasis on recreation can compete with resource based industries-therefore a balance between competing uses is critical.

5. Winter recreation is a resource that has not been adequately pursued and offers a variety of potential opportunity.

Table 6-1
RECREATION ELEMENT
GOALS, POLICIES, AND IMPLEMENTATION MEASURES

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	6	7	on-going
FUNDAMENTAL GOALS OF GENERAL PLAN											
	1. It is the County's most fundamental goal to maintain its rural character and preserve its rural quality of life.										
	2. It is the County's goal to defend its important natural features and functions; these have included and always will include, scenic beauty, pristine lakes and rivers, tall mountain peaks and rugged forested canyons, abundant and diverse plants and animals, and clean air and water and watershed values.										
	3. It is the County's goal to foster compatible and historic land uses and activities which are rural and which contribute to a stable economy.										
	4. It is the County's goal to direct development toward those areas which are already developed, where there are necessary public facilities and where a minimum of growth inducement and environmental damage will occur. The pattern of land uses sought by the County is a system of distinct and cohesive rural clusters amid open land.										
	5. It is the County's goal to provide a comprehensive Plan for all lands and uses within the County regardless of ownership or governmental jurisdiction.										
PARKS AND RECREATION GOALS											
	1. Provide a wide variety of recreational opportunities in the County that direct priority to County Needs.										
	2. Provide a level of private and public recreation and tourism that does not destroy the quality of life or environmental quality of the County.										

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	6	7	on-going
Adequate Recreation Land / Facilities	1. Strive for the provision of developed recreational facilities geared to the needs of local residents.	1a. Designate park land in each community consistent with future needs.	✓	✓	✓			✓			
		1b. Annual progress report on success in meeting Level of Service Criteria (see Table 6-3).		✓	✓	PW					✓
		1c. Consider creation of a Countywide Recreation District.			✓			✓			
		1d. Consider inclusion of park development and maintenance in any other assessment districts formed per recommendations in the Public Facilities Element.	✓		✓	PW					✓
		1e. Utilize volunteers to maintain and develop parks to the maximum extent possible.			✓	PW					✓
		1f. Seek to purchase or lease on a long-term basis the Sierraville Rodeo Grounds.			✓	PW					5 yrs
	2. Ensure that new development funds its fair share of park development costs.	2a. Develop an AB1600 park mitigation fee.	✓		✓			✓			
	2a. Aggressively pursue funding programs to develop and/or upgrade community park facilities.	2b. Include park development requirements in all Planned Developments.	✓	✓	✓			✓			
		2c. In communities with no parks (Sattley, Sierraville, Goodyear's Bar) acquire or accept donation of park land designated on Land Use Diagram when surrounding lands are proposed for development rather than accept in lieu fees.	✓	✓	✓						✓
Federal Lands	3. Work with the Forest Service and federal government to ensure provision of ample, high quality recreation facilities and services which are compatible with the character of Sierra County.	3a. Continued liaison involvement on the Economic Development Council and other USFS diversification efforts.	✓		✓						✓
		3b. Respond quickly to any proposals to reduce existing levels of service and public access to facilities.	✓		✓						✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	6	7	on-going
		3c. Participate in EIS/EA process when new proposals are made.	✓	✓	✓						✓
Recreation Use Compatibility	4a. Work towards alleviation of conflicts between differing recreational uses.	4a. Develop a comprehensive system of open space and recreational linkages between jurisdictions that address bicycle, equestrian and trail needs through a series of plans and policies.	✓		✓			✓	✓		
	4b. Coordinate future and existing recreational uses with other responsible agencies	4b. Urge the Forest Service to limit motorized traffic in areas where severe recreational use conflicts may result.	✓		✓						✓
		Also see Lakes Basin Recreation Plan: See Land Use/ Open Space Element Policy 17.									
		4c. Review individual project proposals for potential conflicts.	✓	✓	✓						✓
Waterways	5a. Ensure adequate access to public waterways.	5a. Enforce Subdivision Map Act by evaluating overall access to affected waterways within a reasonable distance of proposed subdivision.	✓	✓	✓						✓
	5b. Recognize the North Yuba River as a key recreational resource	5b. Provide recreational opportunities that do not destroy key scenic and watershed values.	✓	✓							✓
Trails	See Circulation Element Policy 40.										
Winter Recreation	See Economic Element Policy 11 See Land Use Policy 12. See also Policy 4, above.										

Issue/Text Reference		Policy		Implementation Measure	Responsibility				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	6	7	on-going
Special Areas	6.	Provide for and encourage use of methods to ensure protection of unique recreational areas in the County.	6.	Use of: – PD Overlay – Special Treatment Area Overlay – Open Space designation – Scenic Corridor Overlay	✓	✓							✓
Tourism/Visitors	7.	Decrease dependance on federal lands for improved recreation.	7.	Encourage development of private recreational facilities by use of the recreation designation limited to resort, food service, camps and motels/hotels.	✓	✓	✓						✓
	8a.	Ensure adequate access to public lakes and reservoirs.	8a.	Condition discretionary projects.	✓	✓	✓						✓
	8b.	Assure that boating access facilities do not encourage over- use of smaller, fragile lakes in the County.	8b.	Work with other agencies to limit the size of boat ramp facilities.	✓	✓	✓						✓
	8c.	Prevent location of intense use areas, including but not limited to campgrounds and equestrian areas within close proximity of lakes and reservoirs.	8c.	Coordinate recreation plans with affected agencies.	✓	✓	✓						✓
	8d.	Assure that adequate sanitation and maintenance is in existence for all lake users and visitors.	8d.	Work with other agencies to pursue funding and implementation of measures and facilities.	✓	✓	✓						✓
	8e,	Work toward alleviation of conflicts between lake users.	8e.	Develop ordinance which controls boat motor size, speeds, uses permitted and prohibited.	✓	✓	✓						✓
	9.	See Economic Element Policy 11 See Land Use Policy 12. See also Policy 4, above.											
	10.	Encourage winter recreational uses.	10a	Consider preparation of a winter recreation master plan.	✓					✓			
			10b.	Identify areas in the County that are compatiblewith increased levels of winter recreation.	✓								✓
	11.	Preserve and maintain high levels of forest health, including but not limited to water quality, fire protection, etc., to preserve high quality outdoor recreation experiences.	11.	Refer to Timber Resources Element.									

Table 6-2
PARKS AND RECREATION LEVEL OF SERVICE MONITORING CHECKLIST

Public Facility / Service	**Parks and Recreation**
Monitoring Agency	Public Works Department
Responsible Agency	Public Works Department
Update Required	Annually in February
Target Level of Service:	12 acres of developed recreation facilities/1000 residents and one park in each community
Action to be taken if LOS not met:	Explore methods to increase funding including Recreation District. See Public Facilities fiscal impact recommendations.

NOISE ELEMENT



GENERAL PLAN
2012

SIERRA COUNTY GENERAL P·L·A·N

JULY 1996

7. Noise Element

Introduction

The State Office of Planning and Research (OPR) General Plan Guidelines require that the Noise Element identify and appraise noise problems in the community. These problems are quantified and mapped as generalized noise contours for current and projected conditions. These noise contours are required to be used in conjunction with State Office of Noise Control Guidelines as a guide for establishing the pattern of land uses in the community. Significant noise sources can include traffic on major roadways and highways, railroad operations, airports, and representative industrial activities and fixed noise sources.

Noise Element Goals

1. To protect County residents from the harmful effects and annoying effects of exposure to excessive noise.

2. To preserve the rural noise environment of the County and surrounding areas.

3. To protect the economic base of the County by preventing encompatible land uses from encroaching upon existing or planned noise producing uses.

Background/Future Needs

Detailed information related to noise issues is contained within the Background Report. Specific noise topics discussed include:

- Existing and Future Roadway Noise
- Existing and Future Railroad Noise
- Fixed Noise Sources
- Airport Noise
- Recreation Areas
- Community Noise Survey

A few key figures from the Background Report are retained among the following pages - pertinent information regarding these maps is contained in the Background Report.

Related Plans

The State Office of Noise Control publishes recommendations for noise estimation techniques and compatibility guidelines for determining the level of noise suitable for various land uses. Additionally, the State has Noise Insulation Standards contained in the California Code of Regulations, Title 24.

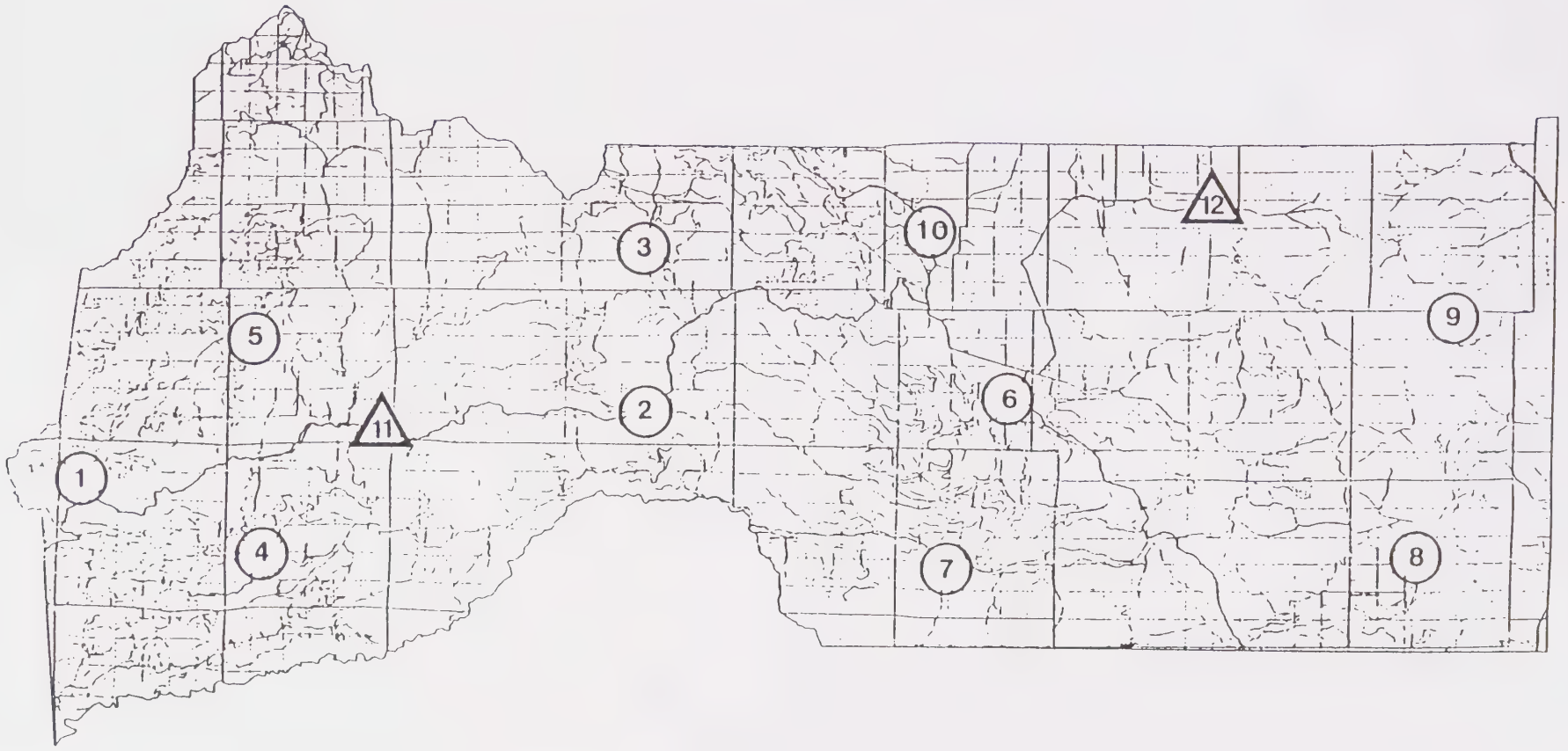
The Tahoe National Forest Land and Resource Management Plan discusses motor vehicle closure areas and limits to snowmobile use (TNF, 1990, p. III-5). While noise is not discussed specifically as an impact, "isolation from the sights and sounds of humans" is a factor in the management of wilderness areas (p. V-23). Recreation Goal #9 is, impart to "recognize the value of semi-primitive motorized (SPM) and non-motorized (SPNM) areas in the Forest because of their scarcity and the demand for the few acres remaining." (p. V-5).

Table 7-1
SUMMARY OF MEASURED NOISE LEVELS AND ESTIMATED DAY-NIGHT AVERAGE LEVELS (L_{dn}) IN AREAS CONTAINING NOISE SENSITIVE LAND USES

Site	Location	Date	Time	Sound Level, dB				
				L_{90}	L_{50}	L_{eq}	L_{max}	Est. L_{dn}
1	Brandy City Road (North of SR 49)	8-28-91	9:25	43	44	47	67	49
		8-28-91	14:51	41	43	45	63	
		8-28-91	22:43	36	40	41	51	
2	Sierra City - Bush Street	8-28-91	11:00	40	43	44	63	46
		8-28-91	15:48	38	42	45	66	
		8-29-91	00:05	33	36	38	44	
3	Gold Lake	8-28-91	11:50	42	44	48	63	46
		8-28-91	17:03	38	43	46	60	
		8-29-91	00:37	29	33	35	39	
4	Alleghany - City Park	8-28-91	13:02	28	34	50	72	47
		8-28-91	18:38	32	36	44	65	
		8-28-91	22:07	24	29	34	41	
5	Saddleback Mountain	8-28-91	14:06	23	24	28	40	32
		8-28-91	19:51	22	24	29	37	
		8-28-91	23:26	22	23	25	32	
6	Randolph	8-29-91	8:30	35	42	44	58	45
		8-29-91	14:40	32	38	43	61	
		8-29-91	22:02	29	33	36	43	
7	Weber Lake	8-29-91	9:15	27	36	38	56	40
		8-29-91	15:24	25	33	35	56	
		8-29-91	22:42	27	30	32	43	
8	Stampede Reservoir	8-29-91	11:22	34	39	42	61	41
		8-29-91	16:13	30	33	40	58	
		8-29-91	23:29	26	29	31	36	
9	Toiyabe Wilderness Area	8-29-91	12:35	28	36	39	57	40
		8-29-91	17:11	31	37	41	63	
		8-30-91	00:18	24	28	30	40	
10	Calpine	8-29-91	14:09	32	41	44	65	46
		8-29-91	18:39	34	45	46	71	
		8-30-91	01:27	27	33	37	44	
11	Downieville - Hoffman Street	Continuous Monitoring Site - See Figure 4 for Levels						48
12	Loyalton - 55 N. 4th Street	Continuous Monitoring Site - See Figure 4 for Levels						50

SOURCE: Brown-Buntin

FIGURE 7-1
SIERRA COUNTY
COMMUNITY NOISE MEASUREMENT SITES

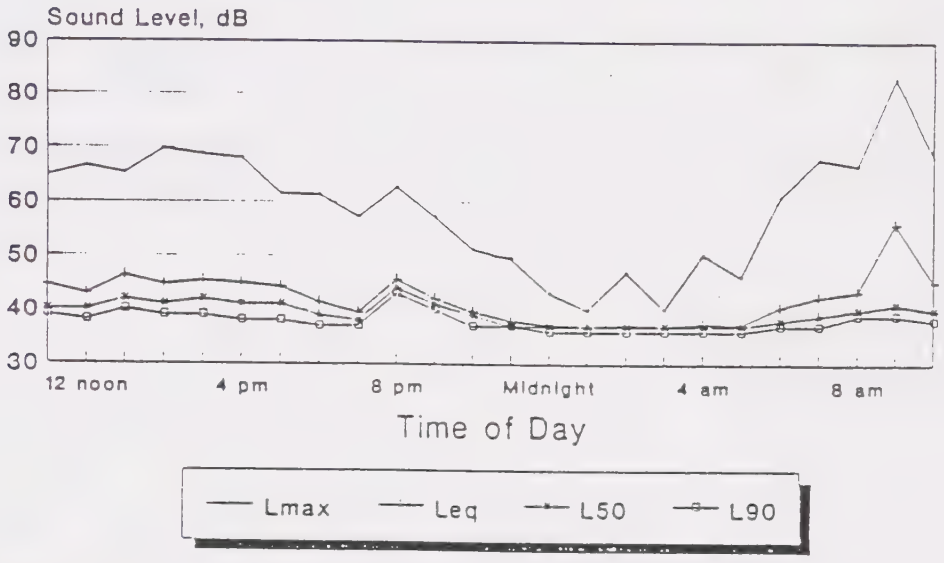


○ : Short-term Monitoring Sites

△ : Continuous (24-hr.) Monitoring Sites

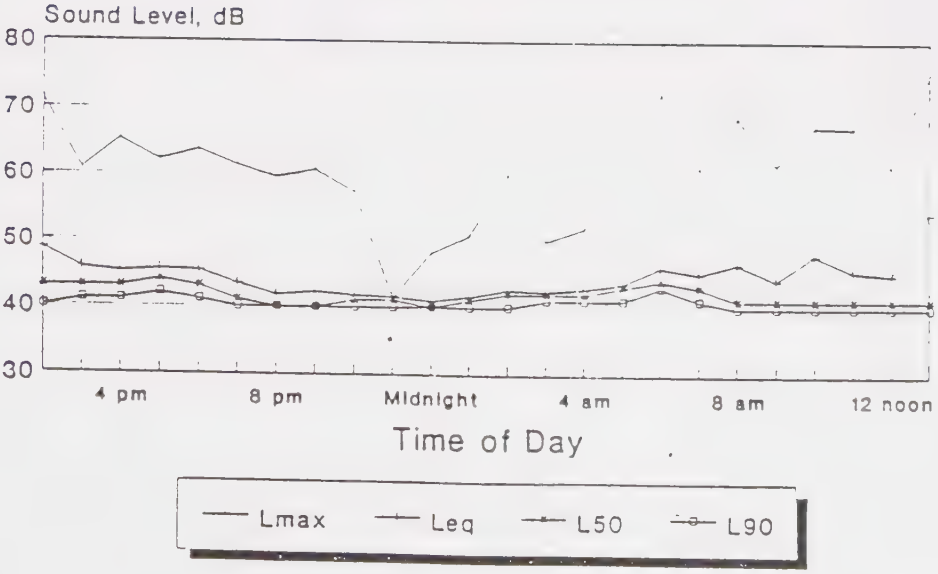
BBA

FIGURE 7-2
MEASURED AMBIENT NOISE LEVELS
Hoffman Street - Downieville
August 28-29, 1991



Measured Ldn=47.5 dB

Measured Ambient Noise Levels
55 N. 4th Street - Loyalton
August 29-30, 1991



Measured Ldn=50.2 dB

BBA

Assumptions

1. Future vehicles will continue to have similar noise producing characteristics as current-used vehicles.

2. Future roadway noise levels can be generally predicted based on estimates of future land uses and vehicle use.

3. Noise levels from existing fixed noise source could increase and become a concern. Future land uses could create new fixed noise sources of concern.

4. Regulation of transportation noise sources will continue to be within the purview of State and federal agencies. Local agencies will continue to have authority to regulate noise producing and noise sensitive land uses.

5. A number of technical assumptions inherent in noise prediction methodology are reasonable for use in estimating existing and future noise levels

Table 7-2
NOISE ELEMENT
GOALS, POLICIES, AND IMPLEMENTATION MEASURES

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	6	7	on-going
FUNDAMENTAL GOALS OF THE GENERAL PLAN 1. It is the County's most fundamental goal to maintain its rural character and preserve its rural quality of life. 2. It is the County's goal to defend its important natural features and functions; these have included and always will include, scenic beauty, pristine lakes and rivers, tall mountain peaks and rugged forested canyons, abundant and diverse plants and animals, and clean air and water and watershed values. 3. It is the County's goal to foster compatible and historic land uses and activities which are rural and which contribute to a stable economy. 4. It is the County's goal to direct development toward those areas which are already developed, where there are necessary public facilities and where a minimum of growth inducement and environmental damage will occur. The pattern of land uses sought by the County is a system of distinct and cohesive rural clusters amid open land. 5. It is the County's goal to provide a comprehensive Plan for all lands and uses within the County regardless of ownership or governmental jurisdiction. NOISE ELEMENT GOALS 1. To protect County residents from the harmful and annoying effects of exposure to excessive noise. 2. To preserve the rural noise environment of the County and surrounding areas. 3. To protect the economic base of the County by preventing incompatible land uses from encroaching upon existing or planned noise-producing uses.											
Transportation Noise and the Arrangement of Land Uses	1. The arrangement of land uses on the General Plan Land Use Maps have been, and will continue to be guided by the Compatibility Guidelines shown in Figure 7-5 below.	1. Adoption and continued observance of the Land Use Compatibility/Noise Guidelines. Implementation details are provided under Policy 2 below.	✓	✓	✓						✓

[1] PD = Planning Department PC = Planning Commission BOS = Board of Supervisors

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	6	7	on-going
New Noise-Sensitive Land Uses Near Transportation Noise Sources	2. New development of noise-sensitive land uses (residences, schools, parks, hospitals, nursing homes) will not be permitted in areas exposed to existing or projected levels of noise from transportation noise sources which exceed the levels specified unless the project design includes effective mitigation measures to reduce noise in outdoor activity areas and interior spaces to the levels specified in Table 7-3 above	2a. Utilization of Table 7-3 (shown above) in project/ environmental review.	✓	✓							✓
		2b. Subdivisions: Require air conditioning or a mechanical ventilation system through the project/ Environmental Review Procedures and resultant conditions/mitigations if homes will be within the 60-65 dB, Ldn/CNEL noise zone.	✓	✓							✓
	However, in no case will uses having a target of 60 dB, L_{dn}/ CNEL be allowed in areas of 65 dB, L_{dn}/CNEL or higher.	2c. Individual homes: Require air conditioning or a mechanical ventilation system through the building permit process if a home is to be built within the 60-65 dB, Ldn/CNEL noise zone; require the Planning Department to check Special Treatment Area – Noise Overlay mapping on the General Plan Land Use Maps to determine if the proposed home site is within that zone.	✓								✓
		2d. Continue to enforce the State Noise Insulation Standards (California Code of Regulations, Title 24) and Chapter 35 of the Uniform Building Code (UBC)	✓ ✓								
	3. Noise from Airports - The existing Sierraville airport and any new airports shall be protected from encroachment by noise-sensitive land uses.	3. Require environmental review of individual projects to assess potential noise impacts of locating near airports.	✓	✓							✓
	4. Noise from Railroads - Rail lines shall be protected from encroachment by noise-sensitive land uses.	4. Require environmental review of individual projects to assess potential noise impacts of locating near rail lines.	✓	✓							✓
	5. Noise from new transportation projects - Noise created by new transportation noise sources, including roadway improvement projects, shall be mitigated so as not to exceed the levels specified in Table 7-6 at outdoor activity areas or interior spaces of existing noise-sensitive land uses.	5. Use of Table 7-3 in review of transportation projects.	✓	✓	✓						✓

Issue/Text Reference		Policy		Implementation Measure	Responsibility				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	6	7	on-going
	6.	Truck Noise - Encourage truckers to limit use of jake brakes within and near populated areas. Restrict the designation of truck routes for long-term truck traffic through areas where noise would impact residences and other noise sensitive use. (See Timber Hauling Route policy in Circulation Element for a discussion of this specific type of trucking.)	6a.	Confer as needed with the trucking industry regarding the use of jake brakes.	✓								✓
			6b.	Refrain from designating new truck routes for through traffic in noise sensitive areas.	✓	✓	✓						✓
			6c.	Encourage heavy truck traffic to roads outsideof residential areas.	✓	✓	✓						✓
New Noise- Sensitive Land Uses near Non-Transportation Noise Sources	7.	Noise Mitigation Required - New development of noise-sensitive uses shall not be allowed where the noise level due to non-transportation noise sources will exceed the noise level standards of Table 7-3, as measured immediately within the property line of the new development, unless effective noise mitigation measures have been incorporated into the development design to achieve the standards specified in Table 7-3.	7a.	Notation of existing and planned non-transportation noise sources on the General Plan Land Use Maps. These include: Sierra Pacific Lumber Mill, Loyalton Haypress Hydroelectric Plants; Sierra City vicinity, Sierra Pacific Power Substations, Loyalton Solid Waste Transfer Stations, Alleghany vicinity and Sierra City vicinity Corporation Yards, Goodyears Bar and Alleghany Shooting Range, Sierra City vicinity 16-1 Mine and "ME" areas should on the Land Use Maps.	✓	✓	✓		A[1]				
			7b.	Utilization of Table 7-3 in project/ environmental review.	✓	✓							✓
New Non-Transportation Fixed Noise Sources: General	8.	Noise created by new proposed non-transportation noise sources shall be mitigated so as not to exceed the noise level standards of Table 7-4 as measured immediately within the property line of lands designated for noise-sensitive uses. This policy does not apply to noise sources associated with agricultural operations or timber harvest on lands designated for agricultural or forest uses, but does apply to ancillary activities.	8.	Use of Table 7-4 in project/ environmental review	✓	✓							✓
Control of Noise From Existing Non-Transportation Sources	9.	Noise from existing or reoccurring land uses and activities shall conform to the noise level standards of Table 7-4. Examples include noise from stereo equipment, machinery, and dredging within townsites.	9.	Adoption of a Noise Ordinance, incorporating the standards of Table 7-4.	✓		✓			✓			✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	6	7	on-going
Non-Transportation Noise Sources: Recreational Use Incompatibilities	10. The County shall work toward the separation of noise incompatible recreation uses and shall prohibit new sources of incompatible recreation noise. The use of off-road vehicles such a trail bikes, mini-bikes and snow mobiles should only be allowed in areas where the resulting noise is consistent with the county's exterior noise level standards and is compatible with adjacent land uses.	10. Conditional use permit process in the Recreation and Forest areas.	✓	✓							✓
Non-Transportation Noise Sources: Recreational Vehicle Noise	11. The County will work toward limiting unwanted noise from recreational vehicles. The County shall actively and vigorously enforce State noise standards for recreational vehicles (boats, snowmobiles, etc.) and request that the Forest Service do likewise. (See Plants and Wildlife Element Policy 15.)	11. Enforcement of State noise standards for recreational vehicles. (For example, the California Vehicle Code standard for snowmobiles is 82 dB at 50 feet.)				SD[1]					✓
Non-Transportation Noise Sources: Gunshots, Blasting, and other Impulsive Sounds	12. Gunshots/Blasting/Impulsive Sounds - Noise created by new non-transportation noise sources which produce impulsive sounds such as gunshots and blasting shall be mitigated so as not to exceed a peak linear overpressure of 122 dB, or a C-weighted Sound Exposure Level (CSEL) of 98 dB. The cumulative noise level from impulsive sounds such as gunshots and blasting shall not exceed 60 dB L_{dn} or $CNEL_c$ on any given day. These standards are applied immediately within the property line of lands designated for noise-sensitive uses.	12a. Blasting: Blasting plans should be required as part of the Improvement Plans which predict noise levels and mitigate them per the specifications of Policy. When appropriate the County should comment on blasting plans on forest lands and solicit USFS input on blasting plans on private lands.	✓			SD[1]					✓
		12b. General Impulsive Noise: Noise Ordinance	✓	✓	✓			✓			✓
Acoustical Analysis	13. Where proposed non-residential land uses are likely to produce noise levels exceeding the performance standards of Table 7-4 at existing or planned noise-sensitive uses, an acoustical analysis shall be required as part of the project/ environmental review process so that noise mitigation may be included in the project design.	13. Use of Table 7-3 for acoustical analysis in project/ environmental process review.	✓	✓							✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	6	7	on-going
	14. Where noise-sensitive land uses are proposed in areas exposed to existing or projected exterior noise levels exceeding the levels of specified in Table 7-3 or the performance standards of Table 7-4, an acoustical analysis shall be required as part of the environmental review process so that noise mitigation may be included in the project design.	14. Use of Table 7-3 for acoustical analysis in project/environmental review.	✓	✓							✓

[1]Sheriffs Department

WATER RESOURCES ELEMENT



GENERAL PLAN
2012

SIERRA COUNTY GENERAL P·L·A·N

JULY 1996

8. Water Resources Element

Introduction

This Element addresses various issues surrounding the water resources of Sierra County and is intended to satisfy that part of the State General Plan Guidelines which calls for a conservation element to conserve, develop, and utilize natural resources, including water and its hydraulic force, rivers and other waters, and others (p. 115). Flood control is addressed in the Safety Element, and the other issues are addressed in this Element.

Element Goal

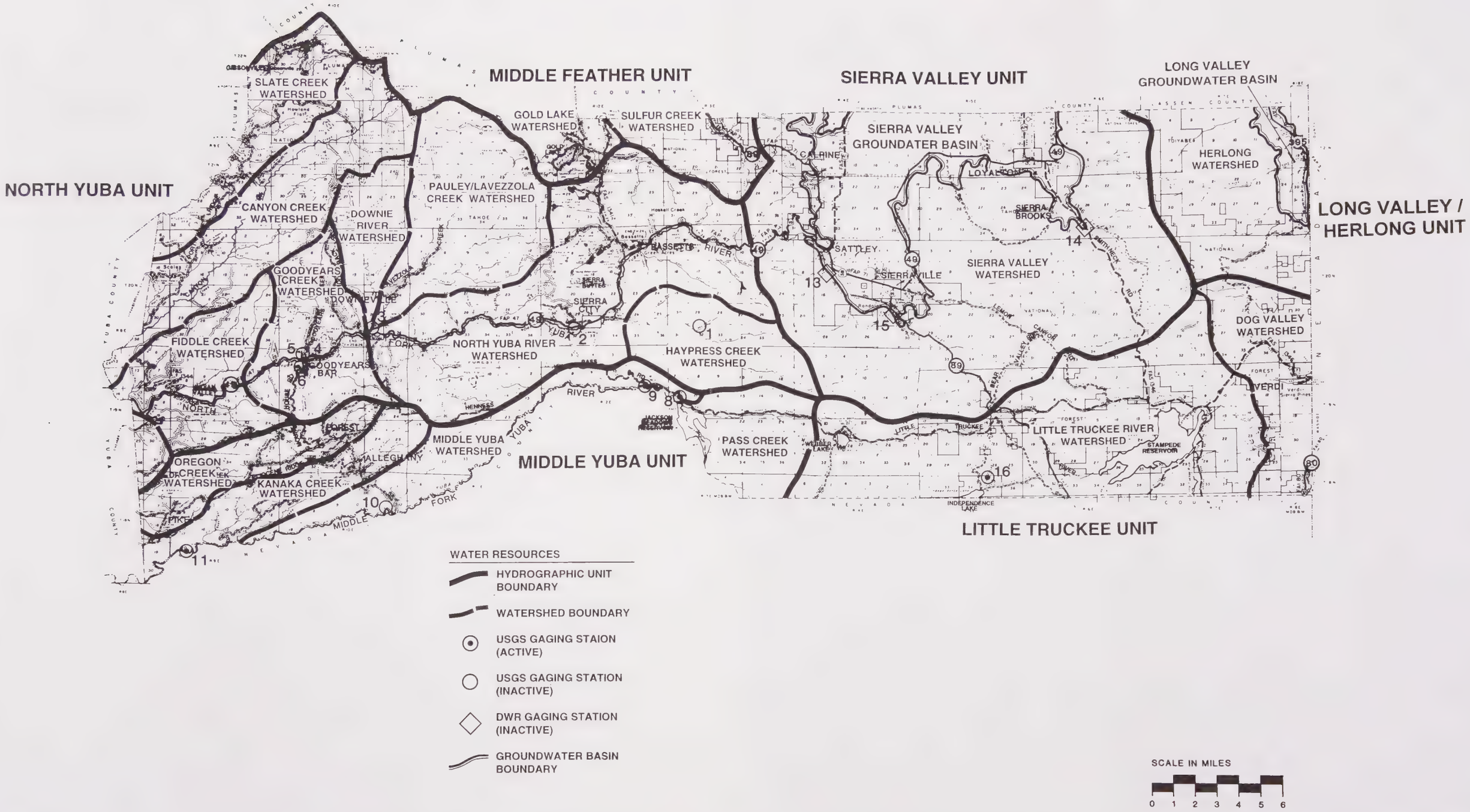
1. It is the County's goal to protect and maintain its water resources for the benefit of County residents and natural habitats and to assure protection of its watersheds as a primary land use constraint.

Background/Future Needs

Detailed information related to water resources in Sierra County is contained within the Background Report. Specific water topics discussed include:

- Climate
- Geology
- Surface Water Features
- Springs
- Surface Water Rights
- Groundwater
- Water Use
- Stream Diversions and Impoundments: Environmental Effects
- Economic Development Potential
- Exportation of Water
- Water Supply
- Groundwater Management
- Growth Inducement
- Geothermal
- Surface Water Quality
- Weather Modification
- Potential Wild and Scenic

The Background Report includes various maps related to these topics -- one, the Watersheds of Sierra County Map, is retained in this document because it provides geographical orientation to the discussion.



SIERRA COUNTY
CALIFORNIA

FIGURE 8-1
WATERSHEDS OF SIERRA COUNTY

Related Plans

Approximately 3/4 of the County is under the jurisdiction of the three National Forests — Tahoe, Plumas, and Toiyabe. The majority of the National Forest of Sierra County is the Tahoe National Forest. The following excerpts from the "Tahoe National Forest Land and Resource Management Plan" (1990) provide an overview of the approach to water resources management in the Forest.

The Land and Resource Management Plan
Goals and Desired Future Conditions

SOIL, WATER, AND RIPARIAN AREAS

1. Produce water of sufficient quality and quantity to meet or exceed identified use requirements and improve water quality by the year 2030.

2. Maintain or improve soil productivity and prevent excessive, cumulative watershed impacts.

3. Conserve soil and water resources and prevent activities that will significantly or permanently impair the productivity of the land.

4. Protect streams, lakes, wetlands, streamside management zones, and other riparian areas

Desired Future Condition

Greater emphasis on environmental quality will have positive effects on soil and water resources. Specific riparian and streamside guidelines will have maintained current riparian conditions. Direct soil and water improvement projects will have stopped the decline and in some cases restored or improved the productivity of key watersheds. Instream flow requirements will have protected riparian-dependent communities against incompatible water resource development. Greater emphasis on water resources, soil, and watershed management will have resulted in greater project success and less impact on soil

and water resources. Monitoring will provide information on management-induced impacts on soil and water resources. This knowledge will be used to improve project implementation. (V-9).

The following excerpt from the *Tahoe National Forest Land and Resource Management Plan* (pages IV-7 to IV-9) gives further indication of how the TNF manages water resources:

> Water How should the management of tnf resources respond to the demands and allocations for water quality, quantity, storage, and transmission?
>
> What should be the management emphasis to increase available runoff or to alter timing of flow?
>
> **Resolution** - Because of other resource constraints, water yield increases and changes in timing are incidental to other uses. Increases are a response to other activities, especially timber harvest. Water yield increases and changes in timing are borne out of the FORPLAN analysis for water yield, which showed little potential to increase water yield even in the high-water-yield benchmark. Forest practices allow for some permanent increase in water yield, primarily on low productivity range sites on the east side of the TNF. The changes in water yield resulting from different resource emphasis are documented in the planning records.
>
> What are the water requirements for on-Forest use for management of resources? What quality standards should be established to meet these requirements?
>
> **Resolution** - Total on-Forest needs are very insignificant compared to total water production from Forest lands. Water quality standards have already been established by the Lahontan and Central Valley Regional Water Quality Control Boards.
>
> To what extent can the TNF respond to increasing off-Forest needs for water, including timing of flows and water quality?
>
> **Resolution** - FORPLAN analysis, through water yield coefficients, shows the changes in water yield with different resource emphasis. The potential for increase is minor and the differences among alternatives are insignificant and would not begin to

meet ultimate downstream needs. Water quality is discussed in the above resolution.

How should existing and future water storage projects be used for recreational and fishery purposes?

Resolution - This issue has been partially resolved by designating management areas associated with large reservoirs and numerous small lakes. Recreation use and the need for fisheries improvement are identified for these management areas. Existing and future storage projects have been identified in appropriate management ares. Specific prescriptions that recognize recreational and fishery uses have been developed for these areas. In certain specific cases, TNF needs associated with existing water storage projects are subordinate to or in conflict with the operation of these facilities because of prior superior rights or higher downstream needs. Where possible, agreements were made with the water storage facility operator, the TNF, and the California Department of Fish and Game to protect the associated recreation and fisheries opportunities. Similar agreements will be pursued for future projects.

What is the role of the TNF in providing land for future impoundments?

Resolution - Future impoundments are evaluated on a case-by-case basis. Specific lands allocated to impoundments are identified in specific authorization bills. The TNF's role is primarily advisory in the selection of such lands and in offering and incorporating mitigation measures where possible to protect fish, wildlife, recreation, and water quality.

What is the TNF's role in providing off-stream storage to meet peak power demands through hydroelectric generation?

Resolution - Such project proposals are evaluated on a case-by-case basis. Mitigation measures and specific constraints, such as channel maintenance flow requirements, are normally incorporated into these projects to reduce and minimize impacts to other TNF uses.

How does the TNF asses the instream flow needs with other beneficial uses?

Resolution - Instream flow needs are not resolved in the Forest Plan. They will be assessed with the California Department of Fish and Game, such as in the case of small hydroelectric proposals.

What is the fair share of change in water quality to be allocated to on-site National Forest uses versus off-site uses?

Resolution - The Best Management Practices (BMP's) developed in response to Section 208 of the Federal Clean Water Act are designed to keep on-site changes within practical and feasible limits. Ongoing monitoring will measure the effectiveness of BMP's in accomplishing these objectives. There is no allocation of water quality degradation to users. Instead, all users must meet standards developed by the Regional Water Quality Control Boards.

To what extent should overall watershed integrity and water quality (cumulative watershed effects) be influenced by TNF activities?

Resolution - Forestwide S&G's address the resolution of this concern. Cumulative watershed effect analysis procedures are being refined and are used on a case-by-case basis for small watersheds.

Forest Service management plans have now been partly superseded by new regulations within the Clean Water Act and the SWRCB.

Assumptions

1. Watershed protection is one of Sierra County's most critical responsibilities and water is one of Sierra County's most important natural features.

2. Diversion of large quantities of water for use by other jurisdictions will have deleterious effects on the environment and limit local opportunities.

3. Natural waterways have an important role in maintaining the County's character and contribute to the tourism and recreational economy.

4. Water conservation will continue to be important.

5. Many, if not all and more, of the stream degradation problems reported in the County's 1977 Wildlife Element are likely to continue to exist.

6. A large variety of land uses have the potential to degrade water quality, but no one use is inherently and uncontrollably degrading.

7. Interjurisdictional cooperation regarding watershed protection is a growing necessity. The County needs to pursue strengthening the "area of origin" concept related to water resources.

8. The County's role in surface water quality is effectuated on USA lands through SMARA and through the Uniform Building Codes.

Table 8-1
WATER RESOURCES ELEMENT
GOALS, POLICIES, AND IMPLEMENTATION MEASURES

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3-6	7+	on-going
FUNDAMENTAL GOALS OF THE GENERAL PLAN											
	1. It is the County's most fundamental goal to maintain its culture, heritage, and rural character and to preserve its rural quality of life.										
	2. It is the County's goal to defend its important natural features and functions; these have included and always will include, scenic beauty, pristine lakes and rivers, tall mountain peaks and rugged forested canyons, abundant and diverse plants and animals, clean air, water, and watershed values.										
	3. It is the County's goal to foster compatible and historic land uses and activities which are rural and which contribute to a stable economy.										
	4. It is the County's goal to direct development toward those areas which are already developed, where there are necessary public facilities and where a minimum of growth inducement and environmental damage will occur. The pattern of land uses sought by the County is a system of distinct and cohesive rural clusters amid open land.										
	5. It is the County's goal to provide a comprehensive Plan for all lands and uses within the County regardless of ownership or governmental jurisdiction.										
WATER RESOURCES GOALS											
	1. It is the County's goal to protect and maintain its water resources for the benefit of County residents and natural habitats and to assure protection of its watersheds as a primary land use constraint.										

Issue/Text Reference		Policy		Implementation Measure	Responsibility				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	3-6	7+	on-going
Water Supply: Availability of water for County uses	1.	Encourage local water suppliers to file for water rights if they have not already done so.	1.	Send letter to water suppliers.	✓				✓				
	2.	Request information from the Water Resources Control Board (WRCB) on the availability of new water rights and seek to obtain them if feasible.	2a.	Send letter request to WRCB.	✓				✓				
			2b.	Reactivate the County-wide Flood Control and Water Conservation District to assist in the County's assertion of its water rights, to help in its efforts to conserve water, and to further the goals and policies of this Element.			✓				✓		
	3.	Support adjudication of surface water rights if potential growth induced as a result is compatible with existing land uses (eg, North Yuba Hydrographic Unit).	3.	Letter of support as appropriate.	✓								✓
	4.	Investigate the potential to establish additional water rights for fish and wildlife; work with the California Department of Fish and Game if that potential exists and can be balanced with other traditional local uses. INTENT: To confirm, through water rights, the legitimacy of the existing use of water in the County for biotic resources and to discourage exportation of water from the County that would harm those resources.	4.	Send letter and/or make contacts requesting information regarding water rights for fish and game.	✓				✓				
Exportation of Water: Potential for Loss of Water to Other Jurisdictions	5.	Oppose new diversions of water outside of watersheds and transfers of water rights to any other jurisdiction.	5a.	Prepare written comments on EIRs and EISs and other correspondence.	✓								✓
			5b.	Pursue local and State laws to provide this assurance.	✓		✓						✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3-6	7+	on-going
		5c. To the extent feasible, explore the potential to restrict water transfers through water use criteria, area of origin principals, or other means.	✓								✓
Economic Development Potential: Use of Water for Recreation	6. Encourage quiet and non-polluting recreational use of water.	6a. Amend Zoning Ordinance to require conditional use permit for common noise and pollution generating uses.	✓		✓			✓			
		6b. Work with the Forest Service to control camping along rivers and lakes.	✓								✓
Water Supply: Water Conservation	7. Encourage water conservation, require water-saving fixtures, and encourage water suppliers to require water meters.	7a. Prepare water conservation ordinance requiring water-saving fixtures in new construction.	✓		✓				✓		
		7b. Send letter to water suppliers regarding water meters.	✓				✓				
		7c. Reactivate the County-wide Flood Control and Water Conservation District to assist in the County's assertion of its efforts to conserve water and to further the goals and policies of this Element.			✓				✓		
Weather Modification	8. Oppose any weather modification efforts which may adversely affect the County.	8. Send letter(s) of opposition to agencies proposing adversely impacting weather modification and letters of comment on related EIRs and EISs.	✓								✓
Growth Inducement: Use of Lake Water	9. Discourage the establishment of new water rights to water in natural lakes which would permit major new land uses around lakes.	9a. Reactivate the County-wide Flood Control and Water Conservation District to assist in the County's assertion of its water rights.			✓				✓		
		9b. Send letters of opposition and attend hearing to the Dept. of Water Resources in response to notification.	✓								✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3-6	7+	on-going
Geothermal Use	10. Encourage further efforts to find a low-impact use of the low temperature County geothermal waters so long as any associated uses do not encroach upon agricultural or other important resource areas. (Also see Energy Element Policies. 3, 10-15.)	10. Designate and zone limited areas as "Mineral Extraction Overlay" in which a number of uses are conditionally permitted.	✓		✓			✓			
Water Use: Agricultural Waters and Marshes	11. Encourage ranchers to continue irrigation which contributes to marshes.	11. Include a ranching representative on the Sierra County Fish and Game Commission (FGC).				✓ FGC			✓		
Economic Development Potential: Access to Water Features	12. Encourage reasonable access to marshes, lakes, rivers, and streams.	12. Require access through subdivisions and other proposed developments.	✓	✓							✓
Groundwater Recharge	13. Restrict large developments with impervious surfaces, and those with septic systems, in groundwater recharge areas.	13. Maintain large lots in recharge areas through Land Use Element policies and maps focusing development in Community Areas.	✓	✓							✓
Water Quality Degradation from Mining	14. Cooperate with State and federal agencies in the control of water pollution, require sufficient performance bonds of mining projects to allow for revegetation and water quality restoration efforts, and pursue funding sources to repair abandoned mining sites which continue to pollute. (See also Mineral Management Element Policies 7-17).	14a. Revise Reclamation Plan requirements to increase bond amounts.	✓		✓				✓		
		14b. Apply for federal and State grant funds as they become available.	✓		✓						✓
Water Quality degradation from Solid Waste Landfill Sites	15. Cooperate with State and federal agencies in the control of water pollution and seek grants to repair abandoned landfills.	15. Apply for federal and state grant funds as they become available.	✓		✓						✓
Water Quality Effects of Dredging	16. Encourage dredging techniques that have the least effect on water quality of those available. (Also see Mineral Management Element Policy 11.)	16a. Prepare an information sheet on low impact dredging techniques.	✓						✓		

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3-6	7+	on-going
		16b. Support reasonable restrictions within the Fish and Game Code.									
Water Quality Effects of Inadequate Septic Systems	17. Cooperate with State and federal agencies to address water quality and require: - Retrofits of failing systems with alternative systems where appropriate when any related permit is sought, and - Proper sealing of wells when any related permit is sought.	17. Develop sanitary disposal system ordinance.			✓	✓ EnvHlth		✓			
	18. Pursue funding sources for: - Septic system and well retrofitting, or - Centralized sewage treatment systems.	18. Apply for federal and State grants as they become available. (Also see Public Facilities Element fiscal concerns discussion.)	✓		✓						✓
Water Quality effects Timber Harvest	19. Request regulations to allow for County input on setbacks, post-project road closure, and other water quality protection measures with an eye toward avoiding cumulative impacts on water quality. (Also see Timber Element Policy 19.) Pursue and maintain high levels of water quality, including watershed values, to avoid deleterious, cumulative impacts from land uses.	19a. Nominate any degraded watersheds as sensitive to CDF if needed, or assist others in the nomination process.	✓		✓						✓
		19b. Have information available on the CDF California Stewardship Incentive Program.	✓		✓						✓
		19c. Refer to Timber Resource Element and Recreation Element.									
			✓				✓				
Hazardous Wastes	20. Oppose the long-term storage, use or transport of hazardous materials through the County.	20a. Comment on environmental documents related to hazardous materials transport.	✓								✓
		20b. Develop Hazardous Materials ordinance restricting long-term storage and use.			✓	✓ EnvHlth		✓			

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3-6	7+	on-going
		20c. Explore the feasibility of appropriateness of restricting or prohibiting transportation of hazardous materials and hazardous waste via California Vehicle Code Section 31304(a).	✓							✓	
		20d. Explore the feasibility of adopting a hazardous waste transport notification ordinance. (Also see Hazardous Waste Management Element.)	✓							✓	
Erosion and Sediment Control	21. Cooperate with State and federal agencies in the requirement of reasonable Best Management Practices (BMPs).	21a. In project conditions require State and federally approved Best Management Practices or functional equivalents.	✓	✓							✓
		21b. In areas over 25% slope, require site adaptive development techniques to minimize earth disturbance.	✓	✓							✓
		21c. Incorporate into Environmental Review Procedures and development applications to ensure use.	✓	✓			✓				
		21d. Consider filing complaints with the appropriate Regional Water Quality Control Board when required Best Management Practices are violated resulting in readily demonstrabile water quality degradation.			✓						✓
Water Quality Benefits of Swales and Wetlands	22. Protect natural swales and wetlands, plus a buffer from those features, for water quality protection. (Also see related Plant and Wildlife Element Policies 1-3.)	22a. Revise Zoning Ordinance stream and wetland setbacks.	✓		✓		✓				
		22b. Utilize setbacks in project review.	✓	✓							✓
Effects of New Diversions and Impoundments	23. Actively oppose major new diversions or impoundments which have significant environmental effects or limit the County's use of the water.; Seek mitigation of effects created by small diversions and impoundments. (Also see Energy Policies 2-9.)	23a. Review conditional use for impacts, comment on EIRs and EISs.	✓	✓							✓
		23b. By letter, suggest that local water purveyors incorporate mitigaiton and water conservation costsinto their fee structure.	✓				✓				
		23c. Consider filing formal protests with the State Water Resources Control Board when the following occur: - New major water rights applications are filed; - Potentially impacting changes in diversion are sought; - Water use permitees create major impacts to fish and wildlife, wastewater			✓						✓

Issue/Text Reference		Policy		Implementation Measure	Responsibility				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	3-6	7+	on-going
Project Review Process	24.	Organize an interagency and inter-disciplinary Water Resources Task Force for the purpose of assisting in project review.	24.	Solicit involvement of the Forest Service, the Department of Fish and Game, water purveyors, the Groundwater District, and others.	✓				✓				
Groundwater Management	25.	Maintain strong management policies in the Sierra Valley and Long Valley to protect groundwater resources.	25.	Continue to support the Long Valley and Sierra Valley Groundwater Management Districts.	✓		✓						✓
	26.	Identify other groundwater basins in the County that require management direction.	26.	Create groundwater districts and/or policies to protect and enhance groundwater resources in the Little Truckee Basin as a first priority.	✓		✓					✓	
Surface Water	27.	Identify surface water management policies and water rights in existence to determine potential uses, transferability and other options.	27.	Develop inventory and plan.	✓							✓	
	28.	Identify surface water resources that could be at-risk to be sold, used and or transfered to other basins.	28a.	Develop policies to protect and prevent basin transfers of surface water.	✓		✓					✓	
			28b.	Support activities of the Sierra Valley Water Company and coordinate protective covenants over the Orr Ditch water rights to Sierra Valley Water Company.	✓		✓					✓	✓
Truckee River Resources	29.	Organize a task force to continue monitoring all negotiations associated with ground and surface water resources of the Truckee River Basin.	29.	Adopt water policies and firmly stand on negotiations which favor Sierra County needs.	✓		✓					✓	✓
	30.	Actively oppose any effort of water purveyors, water utilities, and other public or private entities from purchasing, transferring, developing, diverting or otherwise attempting to use ground and/or surface water resources for use in the State of Nevada.	30.	Adopt specific water policies, seek State legislation, and appoint a task force to monitor activity.	✓		✓					✓	✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3-6	7+	on-going
Potable Drinking Water-General	30a. Work with local water purveyors to minimize degradation of drinking water.	30a. Encourage water purveyors to identify Drinking Water Supply Influence Zones and work with agencies and land owners to minimize potentially water-degrading activities in these zones.			✓						✓
Degradation of ground-water quality	30b. Encourage industrial land use proposals which are consistent with this General Plan and which use a minimum of polluting materials or which employ proven technologies to contain hazardous materials.	30b.1 Require industrial development applications to disclose any hazardous materials used and proposed containment technologies.	✓				✓				
		30b.2 Consider bonding, monitoring, and phasing as mitigation options in environmental review proposals	✓								✓
Stream Setbacks	31. Preserve the integrity of water courses throughout the County.	31. Adopt, as part of site development standards, minimum building setback lines from perennial streams, springs, and major wetlands which are adequate to protect stream resource values, recreational use, wildlife habitat, and aesthetic values.	✓		✓				✓		

TIMBER RESOURCES ELEMENT



GENERAL PLAN
2012

9. Timber Resources Element

Introduction

This Element addresses the issues surrounding timber production in Sierra County, focusing on economic issues and on the County's jurisdiction in assigning land use designations and managing land use compatibility conflicts. The Timber Element is intended to meet the required features relating to the conservation, development, and utilization of forest resources (General Plan Guidelines, pages 115 and 129). Related issues, such as the protection of soils and watersheds are also addressed. The California Timberland Productivity Act has a major influence on how local agencies respond to timber issues, as described in the following excerpt from the State General Plan Guidelines.

> The Timberland Productivity Act of 1982 requires all counties and cities with productive private timberland to establish "Timberland Production Zones," called TPZs, for the purpose of discouraging the premature conversion of timberland to other uses (Government Code Sections 51100 et (seq.). The land use element must reflect the distribution of existing TPZ zoning and have a land use category that provides for timber production. TPZ zoning can also be used to implement the conservation element by husbanding timber resources.
>
> Patterned after the Williamson Act, TPZs are rolling ten-year contracts providing preferential tax assessments to qualified timberlands. Under this program, assessments on timber are based on the value

of the timber at the time of harvest, rather than an annual assessment on the market value of standing timber. Assessment of zoned timberland is based on a statutory value of land that is related to site capability, and is annually indexed to changes in the periodic immediate harvest value.

During the first two years of the act, local governments could adopt TPZ zoning on qualified parcels without approval of the property owner provided that the statutory procedures were followed. Currently, additions to the local program are limited to requests from property owners.

Subject to approval by the local legislative body, land may be removed from a TPZ by rezoning. However, the effective date of the new zone will be deferred until expiration of the ten-year restriction. The local legislative body may, under special circumstances, approve immediate rezonings as well.

The Timberland Productivity Act is used to protect resource lands from premature urbanization much like the Williamson Act. However it differs from the Williamson Act because it did not rely on voluntary inclusion.

Element Goals

1. It is the goal of the County to support the prudent management of timber and to maintain the timber industry as a viable part of the County economy.

2. It is the goal of the County to bring back and maintain the forest, lake, and stream environment in Sierra County to a healthy, fire resistant and productive system that will be a strong asset to the quality of life and citizens of Sierra County.

Background/Future Needs

Detailed information related to Agriculture in Sierra County is contained within the Background Report. Specific agriculture topics discussed include:

- Timber Resources
- Importance of Timber to the Sierra County Economy
- Environmental Concerns and Timber Management
- Future Timber Harvest Levels
- The Future of the Timber Industry in Sierra County

- The County's Role in Timber Management

The Background Report includes various maps related to these topics -- one, the Sierra County TPZ Map, is retained in this document because of its relationship to policy and land use.



FIGURE 9-1
SIERRA COUNTY TPZ LANDS

Related Plans

Sierra County General Plan 1970

The 1970 General Plan designated a significant portion of the of the County in General Forest and Intermediate Forest, translated to General Forest zoning over 82% of the County. The 1970 General Plan also called for protection of forest resources and the timber industry and noted the importance of the industry to the County's economy.

Tahoe National Forest Plan 1990

The 1990 Tahoe National Forest Plan emphasizes the economic uses of the Forest (including timber harvesting) that are compatible with other resource and amenity values. To this end the Plan includes an inventory of timber by type and classifies land suitable for timber harvest. Non-suitable acreage includes non-forested land, area surrounding reservoirs, existing and potential developed recreation sites, spotted owl habitat, Research Natural Areas and Special Interest Areas, and other lands with Special Status (TNF Plan, 1990, Appendix, p. 1-2).

The Plan then includes a Timber Sale Program which quantifies allowable sales quantities to ensure sustained yield by vegetation management practice and by ranger district for a 5-year period and more generally over a 10-year period (1990-99). The 1992-1994 Downieville and Sierraville Ranger District Timber Sale Action Plan averages 57 million board feet (See Table 9-14). A Forest Plan implementation monitoring schedule is also part of the Plan.

According to the TNF Plan EIS (1990), the average annual programmed sale quantity for the entire Forest is 147.6 million board feet (MMBF). The majority of this volume is derived from the 306,000 acres established for intensive forest management in the Timber Management Plan. As described previously, however, these volumes no longer appear to be achievable.

CASPO Guidelines

Guidelines for management of the spotted owl and habitat.

Table 9-1
TEN-YEAR TIMBER SALE ACTION PLAN

DISTRICT/ SALE NAME	COMPARTMENT NUMBER	VOLUME (MMBF)	AREA (ACRES)	ROAD MILES (CONST.)	ROAD MILES (RECONST.)	PROBABLE HARVEST METHODS
FY 1990						
DOWNIEVILLE						
Arctic	110	3.0	120	—	1.8	100%T [SWD, CCR]
Butcher	125	12.1	400	0.8	2.5	75%T, 25%SS [CCR, SWD]
Morristown	175	9.0	400	1.3	1.6	25%T, 75%LS [CCR]
Lafayette	075	6.3	200	2.7	4.0	80%T, 20%SS [CCR, SWD]
PRIMROSE 1/	145	[4.8]	137	0.5	—	100%T [OSR, CCR]
QUARTZ POINT 1/	150	[5.2]	113	2.4	—	65% T, 35% SS [CCR]
Small Sales	—	2.5	—	—	—	100% T
FORESTHILL						
Cavanah N. (BO)	260	12.0	500	0.0	0.0	75%T, 25%SS [CCR]
Bear Wallow (BO)	275	2.5	080	0.0	0.0	100%T [CC]
Hardclimb (BO)	290	4.0	160	0.0	0.0	70%T, 30%SS [CC]
Duncan	305	10.4	300	10.0	3.8	70%T, 30%SS [SWD,CCR,O]
CAVANAH CEN.1/	270	[9.5]	430	0.0	0.0	70%T, 30%SS [CCR]
CAVANAH SO. 1/	270	[7.5]	320	0.0	0.0	100%T [CCR]
Small Sales	—	1.5	—	—	—	100%T
NEVADA CITY						
Magonigal	490	13.0	800	4.2	7.9	100%T [SWD,OSR]
Devils Canyon	455	6.5	580	1.6	3.1	35%T, 65%H [CCR, OSR]
Texas Helicopter	555	4.0	500	0.5	1.0	100%H [OSR, CCR]
Small Sales	—	1.9	—	—	—	100%T
SIERRAVILLE						
Sardine	635	3.9	420	0.0	0.5	100%T [CC, SWD]
Camp	680	3.0	1,000	0.0	1.4	100%T [I, CCR]
Delta	710	4.6	300	1.3	0.2	100%T [SWD, CCR]
Burma	715	3.3	170	0.0	0.0	100%T [CCR, SWD, I]
Church	720	4.6	290	0.7	0.8	100%T [SWD, I, CCR]
Wood Camp	700	3.0	380	0.0	0.8	100%T [SWD, I]
Small Sales	—	2.0	—	—	—	100%T

SOURCE: Tahoe National Forest Land &
Resource Management Plan 199, Vol. 2, Appendices, p. J-5

Plumas National Forest Plan

There are 39,845 acres of Plumas National Forest within Sierra County. Those lands suitable for timber harvest have not been specifically calculated, but are estimated to be approximately one-half of the 39,845 acre total (Court Bennett, Forest Planner, Plumas National Forest, personal communication, 9/23/92).

Toiyabe National Forest Plan

Land suitable for timber harvest within Sierra County is estimated to total 14,133 acres with harvest levels difficult to predict (Roland Shaw, Toiyabe National Forest, Carson Ranger District. Personal Communication, 6/92).

CDF Forest Legacy Program

To accomplish this, interests in lands will be aquired primarily through Federal (Forest Service) purchase and conservation easements.

Assumptions

The following assumptions have been made in preparing goals and policies:

1. Annual timber harvest levels will decline, in part, based upon implementation of CASPO guidelines and the effects of the Cottonwood and Crystal fires of 1994.

2. The Sierra Pacific mill is likely to continue to operate but this could require further diversification of timber bi-product use. Some small mills are expected.

3. The timber industry is a major factor in allowing Sierra County to retain its rural lifestyle and is needed for future maintenance of this lifestyle.

4. The County's land use role in timber harvest is largely limited to the Timberland Productivity Act and the Forest Practices Act.

5. If fuel loading reduction programs are not successfully implemented, catastrophic wildfire will continue to destroy the County and regional timber base.

Table 9-2
TIMBER RESOURCES ELEMENT
GOALS, POLICIES, AND IMPLEMENTATION MEASURES

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3-6	7+	on-going
FUNDAMENTAL GOALS OF THE GENERAL PLAN 1. It is the County's most fundamental goal to maintain its culture, heritage, and rural character and to preserve its rural quality of life. 2. It is the County's goal to defend its important natural features and functions; these have included and always will include, scenic beauty, pristine lakes and rivers, tall mountain peaks and rugged forested canyons, abundant and diverse plants and animals, clean air, water, and watershed values. 3. It is the County's goal to foster compatible and historic land uses and activities which are rural and which contribute to a stable economy. 4. It is the County's goal to direct development toward those areas which are already developed, where there are necessary public facilities and where a minimum of growth inducement and environmental damage will occur. The pattern of land uses sought by the County is a system of distinct and cohesive rural clusters amid open land. 5. It is the County's goal to provide a comprehensive Plan for all lands and uses within the County regardless of ownership or governmental jurisdiction. TIMBER RESOURCES GOAL 1. It is the goal of the County to support the prudent management of timber and to maintain the timber industry as a viable part of the County economy. 2. It is the goal of the County to bring back and maintain the forest, lake, and stream environment in Sierra County to a healthy, fire resistant and productive system that will be a strong asset to the quality of life and citizens of Sierra County. 3. It is the goal of the County to promote reforestation on public and private lands.										

Issue/Text Reference		Policy		Implementation Measure	Responsibility				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	3-6	7+	on-going
Visual Impacts of Timber Harvest	1.	Continue to support concept of selective harvest, or other methods of low visual impact in State and locally designated Scenic Corridor overlay areas and Special Treatment areas.	1.	Write letter requesting specific harvest techniques.	✓		✓		✓				
	2.	Encourage timber harvest practices which do not result in significant visual impacts.	2a.	Request CDF to allow County staff to sit on THP application Interdisciplinary Review Teams and attend pre-harvest inspections as THPs are submitted as allowed in the Timber Harvest Rules.	✓		✓		✓				
			2b.	Respond to THPs with comments regarding visual impacts.	✓		✓						✓
Environmental Constraints to Logging	3.	Lobby for a balanced approach to logging vs. environmental concerns to ensure an annually predictable sustained timber harvest.	3.	Contact State and federal representatives to provide Sierra County's viewpoint.			✓						✓
			3b.	Continue to support and participate in the Quincy Library Group.									
	4.	Seek out ways to replace any jobs lost due to deletion of timber harvest areas and capitalize on resulting wildland resources (also see Economic Element).	4a.	Support employment generating land use proposals which are consistent with this General Plan.	✓	✓							✓
			4b.	Work with the USFS in its economic diversification efforts.	✓		✓						✓
			4c.	Support special events and other programs as described in the Economic Element.			✓						✓
	5.	Promote Sierra County timber products.	5.	Support private efforts such as attendance at trade fairs; timber land field trips by private industry, and Chambers of Commerce related activities.			✓	✓ EcDev Crdntr					✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3-6	7+	on-going
Jobs / Economy	6. Actively strive to maintain the timber industry and related individuals as a main economic force in the County. Discourage annually fluctuating USFS and CDF staff.	6a. Request appropriate agencies to consider the following: - CDF fire station - CCC camp - Dept of Corrections Forestry Camp	✓		✓	✓ EcDev Crdntr	✓				
		6b. Investigate and if possible create programs to combat normally experienced cyclical downturns in this industry.	✓ EcDev Crdntr		✓			✓			
		6c. Continue to promote the "Sierra Alternative" or similar approach as a means of stabilizing funding for local Forest Service personnel.			✓	✓ EcDev Crdntr					✓
	7. Promote compatible secondary timber land uses.	7a. Support promotional efforts by Chamber of Commerce and others.			✓	✓ EcDev Crdntr					✓
		7b. Support compatible land use proposals which are consistent with the policies of this General Plan.	✓	✓							✓
	8. Seek out secondary wood products industries which are job intensive (also see Economic Element).	8a. Provide adequate industrial areas through the General Plan and zoning.	✓		✓			✓			
		8b. Work with the USFS to develop wood products industries.			✓	✓ EcDev Crdntr					✓
		8c. Consider direct contacts with target industries.			✓	✓ EcDev Crdntr					✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3-6	7+	on-going
	9. Encourage programs and seek out businesses which will compliment the primary timber industry including its seasonal nature and which will replace jobs lost in the timber industry in recent years (also see Economic Element).	9a. Provide adequate industrial areas through the General Plan and zoning.	✓		✓			✓			
		9b. Work with the USFS to develop wood products.			✓	✓ EcDev Crdntr					✓
		9c. Consider direct contacts with target industries.			✓	✓ EcDev Crdntr					✓
Sierra Pacific Mill	10. Actively work toward retaining the Sierra Pacific mill.	10. Communicate regularly with the mill owners to ascertain needs and possible County involvement.			✓	✓ EcDev Crdntr					✓
Timber Sales Reduction	11. Lobby for predictable, sustainable annual sales on USFS lands.	11. Correspond and meet with elected representatives.			✓	✓ EcDev Crdntr					✓
	12. Encourage priority processing of salvage timber sales.	12. By petitioning the appropriate agencies seek to have an emergency situation declared when loss of timber value is imminent and when environmental values can still be safeguarded.	✓		✓	✓ EcDev Crdntr					✓
Conversion of Timber Lands	13. Encourage retention of timber lands for that use through land use decisions; seek to avoid the pressure to convert timber lands to urban uses that arises when residences or related uses are approved amid timber producing lands.	13a. Through environmental and project review, evaluate the effect of land use proposals on viability of nearby timber lands.	✓	✓							✓
		13b. Incorporate these concerns into Environmental Review Procedures.	✓	✓	✓		✓				
		13c. Recognize that outdoor recreation, campgrounds, and the processing of forest products and natural resources is the range of uses which should be allowed in forest designations.									
	14. Encourage and initiate Timber Production Zoning to protect timber lands.	14. TPZ zoning.	✓		✓						✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3-6	7+	on-going
Conflicting Land Uses	15. Encourage land use patterns that do not create conflicts with timber harvest operations.	15a. See Policy 13 Implementation Measures.									
		15b. Maintain a low density of development in this land use designation by requiring large minimum lot sizes.	✓	✓	✓						✓
	16. Allow small scale ancillary activities related directly to, and compatible with, cultivation, harvest, limited milling (non-TPZ lands) and sale (non-TPZ lands) of timber. Incompatible land uses are described in the Land Use Element. It should be noted that, because the Timberland Productivity Act focuses on timber cultivation and harvest, and because it confers special tax benefits on affected lands, uses on these lands shall be limited as described in the Land Use Element.	16. Make appropriate Zoning provisions to define criteria for conditional use permits (see also Land Use Element).	✓		✓			✓			✓
	17. Require residential developments in the path of timber land access to include an access road capable of supporting logging trucks.	17. Project review.	✓	✓							✓
	18. Recognize resource extraction and access as a primary right on lands designated for that purpose.	18. Continued implementation of the "Policy Supporting Natural Resource Industries"			✓						✓
Environmental Impacts of Timber Harvests	19. Seek to reduce the environmental impacts of the THPs for Sierra County through sensitive watershed regulations.	19. THP review	✓		✓						✓
	20. Promote and accept use of wildlife/riparian easements on private timber lands.	20a. Have information available on the use of conservation easements.	✓				✓				
					✓		✓				✓

Issue/Text Reference		Policy		Implementation Measure	Responsibility				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	3-6	7+	on-going
			20b.	Encourage Assessor to provide associated tax incentive and provide information in tax bills.									
Masked Subdivisions/Off-Highway Recreational Vehicle Impacts	21.	Discourage excessive road construction for timber harvests (Circulation Element) (see also Plants and Wildlife Element Policy 15).	21.	THP review.	✓		✓						✓
County Revenues	22.	Support efforts to increase the 25% gross revenue.	22.	Contact elected representatives.			✓		✓				
	23.	Oppose land for timber exchanges which would reduce County revenues.	23.	Comment on proposed exchanges.	✓		✓						✓
	24.	Support high revenue producing timber sales and related industries as a priority.	24.	Support timber sales and related industries when consistent with the General Plan (also see Policy 9).	✓	✓	✓						✓
Control Burns / Fire Hazard	25.	Support responsible fuel modification.	25.	Comment on fuel modification proposals and give close scrutiny to burns in scenic areas..	✓								✓
	26.	Promote a land use pattern which reduces fire hazard.	26.	Review projects for consistency with Land Use Maps and policies and the Safety Element.	✓	✓							✓
	27.	Establish and maintain an aggressive and continuing management plan for a healthy, fire-resistant and productive forest within Sierra County.	27a.	Resolutions from Board of Supervisors containing County expectations of USFS regarding forest health, productivity, and fire protection, .	✓		✓				✓		
					✓		✓				✓		
			27b.	Preparation of action plans to identify areas requiring aggressive management.									
			27c.	Review and evaluate guidelines of Quincy Library Group to determine if policy is successfully implemented.									
Watershed Values	28.	Promote and provide for the continued diversity and sustainability of forest	28.	Conduct study on watershed restoration which includes specific implementation	✓		✓				✓		

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3-6	7+	on-going
	resources, including timber, watershed, wildlife habitat, recreation, and aesthetics.	measures to avoid long-term cumulative impacts.									

AGRICULTURAL ELEMENT



GENERAL PLAN
2012

SIERRA COUNTY GENERAL P·L·A·N

JULY, 1996

10. Agricultural Resources Element

Introduction

This Element addresses the land use issues surrounding ranching and farming in Sierra County. It satisfies the State General Plan Guidelines requirements for consideration of agricultural lands and soils which would otherwise occur in a Conservation Element and an Open Space Element.

Element Goals

1. Protect and defend agriculture as a priority land use, one of those which give the County its essential character.

2. Provide a strong, local agricultural economy.

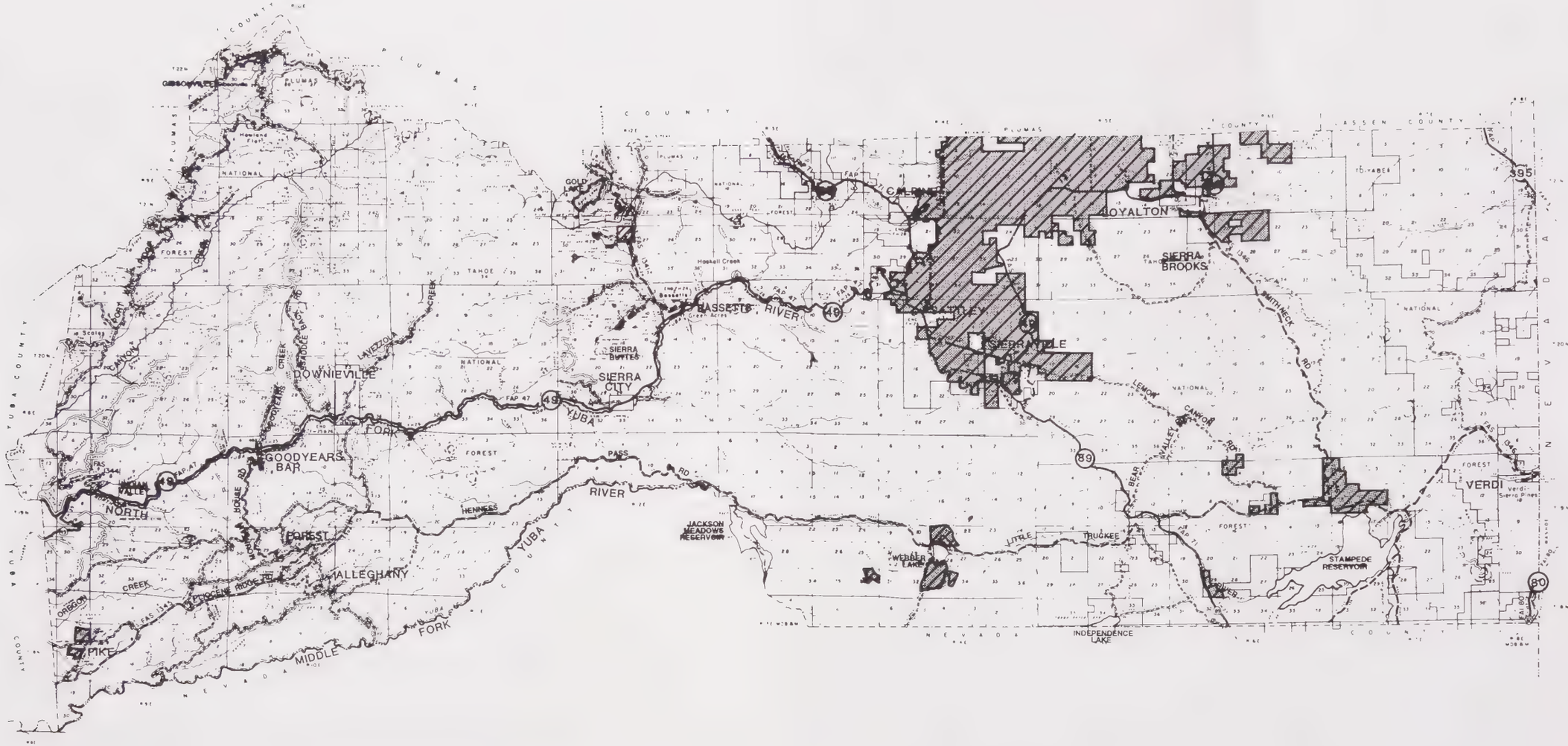
3. Provide for and protect agricultural water supplies.

Background/Future Needs

Detailed information related to Agriculture in Sierra County is contained within the Background Report. Specific agriculture topics discussed include:

- Soils
- Soil Conservation
- Crop and Livestock Production
- Loss of Agricultural Lands
- Urban/Agricultural Conflict
- Wildlife/Agricultural Conflict
- Visual Benefits of Agriculture

The Background Report includes various maps related to these topics -- one, the Williamson Act Map, is retained in this document because of its relationship to policy and land use.



SIERRA COUNTY
WILLIAMSON ACT LANDS

SCALE IN MILES
0 1 2 3 4 5 6

FIGURE 10-1
SIERRA COUNTY WILLIAMSON ACT LANDS

Assumptions

1. Agriculture will remain an important sector of the county's economy.

2. The economic viability of agriculture in Sierra County -- Sierra Valley and Long Valley in particular -- will depend upon maintenance of large parcel requirements and the prevention of subdivision or conversion activity.

3. Urban/agricultural conflicts have the potential to increase as more residences are built, particularly if they are located outside of existing community areas.

4. Because of the ranching orientation of Sierra Valley, and because of the physical characteristics of the Valley and its surroundings, lands classified as non-arable are often still important to the ongoing viability of large holdings.

5. Water and soil conservation, and local control of water supply, will continue to be important to the viability of agriculture.

6. Agricultural uses and wildlife values will continue to co-exist. Wildlife and agricultural uses will continue to interact.

7. Sierra Valley Groundwater Management District will remain a viable groundwater management agency.

Table 10-1
AGRICULTURAL RESOURCES ELEMENT
GOALS, POLICIES, AND IMPLEMENTATION MEASURES

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3-6	7+	on-going
FUNDAMENTAL GOALS OF THE GENERAL PLAN											
1. It is the County's most fundamental goal to maintain its culture, heritage, and rural character and to preserve its rural quality of life.											
2. It is the County's goal to defend its important natural features and functions; these have included and always will include, scenic beauty, pristine lakes and rivers, tall mountain peaks and rugged forested canyons, abundant and diverse plants and animals, clean air, water, and watershed values.											
3. It is the County's goal to foster compatible and historic land uses and activities which are rural and which contribute to a stable economy.											
4. It is the County's goal to direct development toward those areas which are already developed, where there are necessary public facilities and where a minimum of growth inducement and environmental damage will occur. The pattern of land uses sought by the County is a system of distinct and cohesive rural clusters amid open land.											
5. It is the County's goal to provide a comprehensive Plan for all lands and uses within the County regardless of ownership or governmental jurisdiction.											
AGRICULTURAL RESOURCES GOALS											
1. Protect and defend agriculture as a priority land use, one of those which give the County its essential character.											
2. Provide a strong, local agricultural economy.											
3. Provide for and protect agricultural water supplies.											

[1]PD = Planning Department, PC = Planning Commission, BOS = Board of Supervisors

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3-6	7+	on-going
Protection of Agriculture and Parcel Size Relationship to Economic Viability	1. Maintain minimum lot sizes of 640 acres or greater to avoid land use compatibility conflicts, nuisance complaints, and aesthetic degradation in agricultural areas.	1a. In project review, utilize the provisions of the Land Use Element restricting lot splits outside of Community Areas.	✓	✓							✓
		1b. All development within 1000 feet of an agricultural district shall require the recording of a declaration acknowledging proximity of agricultural resources and the potential for conflict.	✓	✓							✓
	2. Focus developments in Community Areas and ensure contiguous urban development.	2a. In project review utilize General Plan designations and related Land Use Element provisions requiring contiguous development for Community Areas and Community Influence Areas.	✓	✓							✓
	3. Utilize zoning, Williamson Act contracts, and Transfer of Development Rights (TDR) in exchange for permanent conservation easements to protect agriculture. (NOTE: The TDRs would also allow consolidation of farm houses in one location.)	3a. Revise Agricultural Zoning district as needed to reflect lot split restrictions and Land Use Mapping.	✓		✓			✓			
		3b. Continue to implement Williamson Act and facilitate placement of significant agricultural lands into the Act.	✓	✓	✓						✓
		3c. Develop and utilize TDR ordinance.	✓	✓	✓						✓
	4. Uses allowed upon Williamson Act contracted lands should be consistent with Land Use Element Policy 13 (Agricultural LUD).	4. Project review and conditional use permit process using definitions of Land Use Element Policy 13.	✓	✓							✓

Issue/Text Reference		Policy		Implementation Measure	Responsibility				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	3-6	7+	on-going
Sierra Valley Floor	5.	Maintain large parcel sizes on Sierra Valley basin areas as defined; identify key water, agricultural, and wildlife values; and prevent development of non-agricultural uses.	5.	Develop a Sierra Valley Basin STA and enact zoning policies to prevent conversion of basin parcels.	✓		✓			✓			
Open Range	6.	Continue to support the Policy Supporting Natural Resource Industries in Sierra County.	6.	Amend the policy Supporting Natural Resource Industries to provide notice to buyers of land in Agricultural, Mining, Timber production, Forest, Recreation, and other districts of the normal practices which may occur and of the right to continue such practices.			✓						✓
	7.	Allow purchase, transfer, retirement, or donation of development rights to preserve agriculture, open space, wildlife habitat, or other valuable resources.	7.	Develop procedures for easement purchase/ donation and incorporate them into the development review process.	✓		✓				✓		
	8.	Continue to support the existing County open range policy.	8.	Continue to support the Open Range Ordinance in project review use permit process.	✓	✓	✓						✓
Definition of Agricultural Land / Land Use Compatibility	9a.	Allow a limited range of small scale, on-site ancillary activities related directly to the cultivation, harvest, processing, and sale of crops. Compatible ancillary uses shall not create significant visual, noise, or other nuisance for neighboring residents beyond those inherent in agricultural activities. Incompatible uses are defined in the Land Use Element Policy 13.	9a.	Amend land use ordinances, including project review and conditional use permit processes, using definitions of Land Use Element Policy 13.	✓	✓	✓						✓
	9b.	Allow aquaculture, horticulture, and other forms of low-temperature agricultural enterprises on lands designated agricultural.	9b.	Amend zoning ordinance.	✓	✓	✓			✓			

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3-6	7+	on-going
	9c. Allow permanent facilities for marketing of products grown or processed on-site, for agricultural support services (processing, maintenance of machinery, veterinary clinics, custom farm services, waste hauling).	9c. Amend zoning ordinance.	✓	✓	✓			✓			
Farm-related Housing	10. Allow clustering of farm-related housing on one (or two) parcels while restricting housing development on others under the same ownership.	10. Develop and utilize revised zoning to allow for a transfer of farm-related housing rights to adjacent parcels.	✓	✓	✓				✓		
County Agricultural Exposure	11. Promote traditional agricultural activities.	11a. Continue to implement Policy Supporting Natural Resource Industries.			✓						✓
		11b. Participate in State Fair and Plumas/Sierra County Fair.			✓						✓
		11c. Support the Sierra-Plumas Counties Farm Advisory and Extension Services to develop and promote agriculture in Sierra County.	✓	✓	✓						✓
		11d. Promotion of Sierra County Agricultural Products	✓		✓	ED AG					✓
	12. Encourage retention of historic structures including residences and barns and foster compatible design for new construction. (See Cultural Resources Element policies, particularly 1, 9-11)	12. See Implementation Measures in the Cultural Resources Element, particularly 1, 9, 10 & 11.									
Water Supply	13. Support the Sierra Valley Water Company in its efforts to protect its water rights on the Little Truckee Rive. Object to any attempt to direct water away from agriculture, encourage or require water conservation, and encourage the development and use of new water supplies which have minimal environmental impact (see Water Resources Element Policies 1 - 5)	13. Letters of comment on water use proposals and related environmental documents.	✓								✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3-6	7+	on-going
	14a. Maintain a strong groundwater management policy in the County.	14a. Continue to support the Sierra and Long Valley Groundwater Management Districts.	✓		✓						✓
	14b. Prevent the conversion of surface or groundwater supplies historically used for agriculture to municipal or industrial uses.	14b. Develop appropriate ordinances and continue to support the groundwater districts and Sierra Valley Water Company.	✓	✓	✓				✓		
Soil Conservation	15. Support the ongoing efforts to conserve and restore soil. (See also Water Resources Element Policies 19, 22 & 23.)	15. Continue to aggressively support the SCS and RCD services in Sierra County (also see Water Resources Element policies related to Water Quality).	✓		✓						✓
Wildlife Conflicts	16. Encourage cooperative efforts, such as those by the Antelope Valley Coordinated Resources Management Committee, to safeguard important habitats.	16. Support cooperative efforts as opportunities arise.	✓		✓						✓
Range/Grazing	17. Continue to encourage grazing uses of federal lands in the County.	17. Support grazing permittees and prevent incompatible land uses.	✓		✓						✓

MINERAL MANAGEMENT ELEMENT



GENERAL PLAN
2012

SIERRA COUNTY GENERAL P·L·A·N

JULY 1996

11. Mineral Management Element

Introduction

The State Conservation Element Guidelines (Government Code Section 65302(d)) calls for attention to the conservation, development, and utilization of natural resources including minerals. Related issues such as water quality protection, erosion prevention, and sand/gravel resources should also be covered. This Element is intended to meet these requirements.

The Surface Mining and Reclamation Act (SMARA) also calls for very specific policies and mapping within general plans to protect minerals of economic value and provides for detailed mineral mapping of counties by the State Division of Mines and Geology. This mapping has not been accomplished nor scheduled for Sierra County.

The Mineral Management Element, as an optional element of the general plan, recognizes that the use and enjoyment of mineral resources is a natural resource industry in Sierra county with deep seated historic value, providing the basis for one of the principal industries of the County.

Mineral management includes the following phases which will interface with the respective jurisdictions and regulatory requirements:

1. **Prospecting** - the search for minerals through non-destructive means including but not limited to surface sampling, geochemical testing, chipping, aerial surveys, electronics and such means that involve no grading, road construction, processing, significant vegetation removal, or use of any mechanized equipment in the process of excavation.

2. **Exploration** - the stage of mining after a find or a finding of enough indicators to justify the expenditure of funds - the result of which will result in qualitative and quantitative knowledge of a mineral deposit.

3. **Development** - any activity that leads to accessing the mineral deposit and committing financial resources to its extraction. This stage normally would require an economic feasibility analysis and would include the physical development of the site - either all at once or in stages.

4. **Production** - This stage of mining would include the completion of site preparation, setting up of a physical plant, and the creation of an economic gain or profit. This stage includes but may not be limited to construction of a physical plant, removal of overburden, creation of haulage ways to the deposit, development of roads, construction of necessary structures, and the development of water systems, utilities, and other infrastructure improvements.

5. **Reclamation** - This stage is the completion - either partial or in its entirety - of the approved, post-miming land use and the associated financial security required to assure completion of the reclamation process.

Element Goal

It is the goal of the Mineral Management Element to encourage, enhance, and protect mining and mining related activities in the County, consistent with the fundamental goals of the County General Plan, by developing clear and concise policies that coordinate agency jurisdiction over the mineral extraction industry; that clearly establishes compatible, post-mining land uses for previously mineralized areas; and, that identifies and protects existing and potential mineralized areas.

Background/ Future Needs

Detailed information related to the Mineral Management Element is contained within the Background Report. Specific topics include:

-General geology
-Economic geology
-Mining on federal lands
-Mining on private lands
-Environmental protection and reclamation
-Future of mining in Sierra County
-Economic impact of mining in Sierra County

Related Plans

Mineral management is under the jurisdiction of the Forest Service, State Division of Mines and Geology, and the County of Sierra. These agencies are governed by regulations which affect all forms of mineral extraction, including but not limited to open pit, trenching, drill and blast, hydraulic, placer, hardrock, surface, underground, and dredging. Additionally, operating mines are periodically inspected by Cal-OSHA and MSHA, which govern employee health and safety issues at the state and federal level, respectively.

Forest Service - The U.S. Forest Service controls mining activity on National Forest system lands and maintains records of mining claims and associated activities on the claims. Each proposed mine as well as all active mines on National Forest system lands is controlled by an approved "plan of operations" which includes general information, descriptions of the mining process, environmental mitigation measures, financial security for reclamation, and other important information.

Sierra County - The County has primary jurisdiction for mining operations on all lands not defined as National Forest system lands. The County is the lead agency for the California Surface Mining and reclamation Act (SMARA) and is responsible for approval of all reclamation plans and the posting of financial assurances to complete the approved reclamation plan. The County's obligation and jurisdiction for approval of all reclamation plans and associated financial assurances have been increased. The authority for this is memorialized in a Memorandum of Understanding between the State of California, USFS, and the United States Department of the Interior.

Assumptions

1. Mining and mineral deposits throughout the County represent a significant and viable natural resource industry in Sierra County.

2. County responsibilities and jurisdiction on private and federal mining operations will increase.

3. Increased development and/or urbanization has the potential to create conflict with future mineral extraction activities.

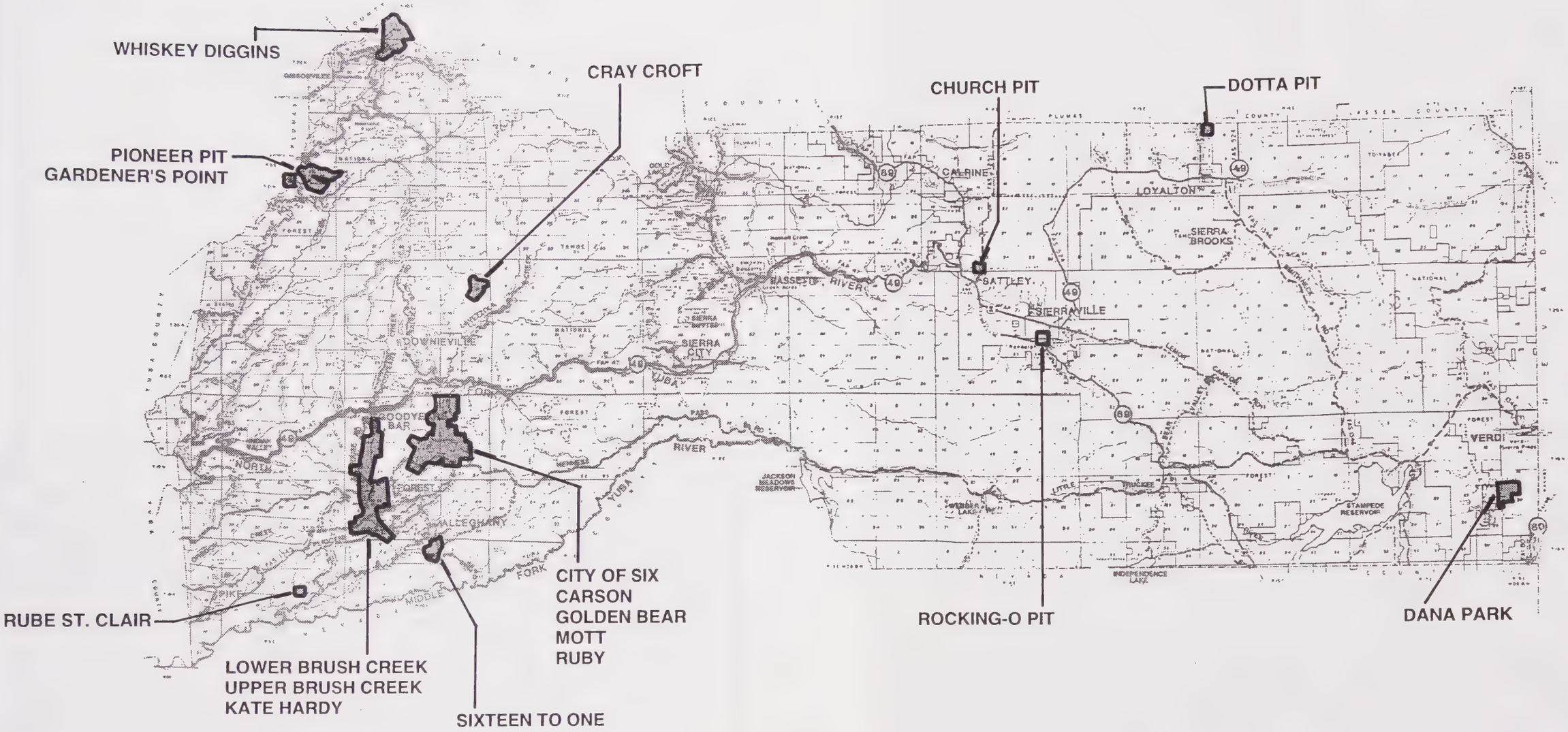


FIGURE 11-1
EXISTING OPERATING & SEMI-ACTIVE MINES

Table 11-1
MINERAL RESOURCES ELEMENT
GOALS, POLICIES, AND IMPLEMENTATION MEASURES

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
FUNDAMENTAL GOALS OF GENERAL PLAN											
	1. It is the County's most fundamental goal to maintain its culture, heritage, and rural character and preserve its rural quality of life.										
	2. It is the County's goal to defend its important natural features and functions; these have included and always will include, scenic beauty, pristine lakes and rivers, tall mountain peaks and rugged forested canyons, abundant and diverse plants and animals,and clean air, water and watershed values.										
	3. It is the County's goal to foster compatible and historic land uses and activities which are rural and which contribute to a stable economy.										
	4. It is the County's goal to direct development toward those areas which are already developed, where there are necessary public facilities and where a minimum of growth inducement and environmental damage will occur. The pattern of land uses sought by the County is a system of distinct and cohesive rural clusters amid open land.										
	5. It is the County's goal to provide a comprehensive Plan for all lands and uses within the County regardless of ownership or governmental jurisdiction.										
MINERAL MANAGEMENT GOAL											
	1. It is the goal of the Mineral Management Element to encourage, enhance, and protect mining and mining related activities in the County, consistent with the fundamental goals of the County General Plan by developing clear and concise policies that coordinate agency jurisdiction over the mineral extraction industry; that clearly establishes compatible, post-mining land uses for previously mineralized areas; and, that identifies and protects existing and potential mineralized areas.										

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	6	7	on-going
	1. Allow extraction of mineral resources in compatible areas which are not planned for urbanization or conversion to other land use developments.	1. Define in Land Use Element policies.		✓	✓						✓
	2. The County will use a "ME"" Mineral Extraction Overlay District, to provide public awareness of the potential for surface mining, underground mines, and the potential for above ground related facilities. The Mineral Extraction "ME" Overlay Districts shall be used only on those lands which are within any of the compatible General Plan designations and where it has been established via the existence of a mine operation or aggregate resources, qualified studies, or State Classification that important minerals are present.	2. Revise Land Use Maps and Zoning Map and text.	✓	✓	✓		A[1]	✓			
	3. Discourage incompatible land uses located within 1,000 linear feet of an area with an ME Overlay.	3. Adoption of General Plan and ongoing development review.	✓	✓	✓		A[1]				✓
	4. Zone changes removing the ME Overlay from the base district shall be considered by the County only when specific studies similar in nature to State Classification Reports prove that a significant mineral deposit no longer exists.	4. Ongoing development review.	✓	✓							✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	6	7	on-going
	5. The mineral extraction process shall involve County permitting in the following stages of mining:										
	6a. **Prospecting** The following aspects of prospecting are allowed with a notification to the County or where required, permit from County. All prospecting shall require an official notification to the County. Administrative permits shall be require in Community Influence and Community Core Areas. Special use permits shall be required in STA, Scenic Corridor, and Open Space areas. <u>Prospecting Defined:</u> Search for minerals through non-destructive means not limited to the following: -surface hand sampling -geo-chem testing -chipping -aerial survey -electronics -no grading or excavation -no use of mechanical equipment -no road construction -no processing -no vegetation removal of plants in excess of 4" trunk diameter -area of disturbance less than 50 cubic yards	6a-d. Revise Zoning Ordinance	✓	✓	✓			✓			
		Revise Environmental Procedures						✓			
		Revise implementing ordinances						✓			
		Review of individual applications									✓
	6b. **Exploration** All exploration shall require an administrative permit. Thresholds will be established to require special use permits for exploration activities that exceed the need for an administrative permit. Special use permits shall be required in Community Influence, Community Core, Open Space, and STA Areas. Exploration shall not include.										

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	6	7	on-going
	-off-site sedimentation -degradation of visual or air resources -degradation of surface or ground waters -disturbance in excess of 1000 cubic yards -operation in any one area in excess of one acre										
	6c. **Development and Production** All development and production shall require a County special use permit. County and State permits and environmental assessments are key entitlements. An economic feasibility study is required for all mineral extraction activities in this stage.										
	6d. **Reclamation** All reclamation plans shall be secured by adequate financial resources. Reclamation shall be required for all exploration, production, and development in all phases of mineral extraction and prospecting which require a County special use permit.										
	7. Surface mining is conditionally permitted outside Community Core and Influence Areas, or on parcels more specifically designated ME. Surface mining shall be allowed only after impacts on the environment and nearby land uses have been adequately reviewed and found to be in compliance with CEQA, SMARA, and the goals and policies of this Element, and that proven resources reports have been submitted, and that third party studies have been conducted ensuring the adequacy of water quality and quantity conditions: - Requiring the conservation of on-site water during mining operations - Requiring that off-site water discharge complies with State water quality standards - Requiring that any increase or decrease of off-site discharge is not detrimental to the downstream environment or downstream water users.	7a. Revise Zoning Ordinance.	✓	✓	✓			✓			
		7b. Revise Environmental Review Procedures.	✓	✓	✓		✓				
		7c. Review of individual application.	✓	✓	✓						✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	6	7	on-going
	8. Subsurface mining and surface access shall be conditionally permitted throughout the County. Surface plants for underground mines differ greatly in complexity and extent ; a case by case evaluation is needed. Subsurface shall be allowed only after impacts on the environment and affected surface land uses have been adequately reviewed and found to be in compliance with CEQA, SMARA, the goals and policies of this Element, and that third party studies have been conducted ensuring the adequacy of water quality/quantity conditions: - Requiring the conservation of on-site water during mining operations - Requiring that off-site water discharge complies with State water quality standards - Requiring that any increase or decrease of off-site discharge is not detrimental to the downstream environment or downstream water users. Surface entry (vents, escape shafts, etc.) in Community Core and Community Influence Areas will only be allowed with a County special use permit, taking into account all of the above and with an affirmative finding that the use will not compromise public health, safety, or welfare.	8a. Revise Zoning Ordinance.	✓	✓	✓			✓			
		8b. Revise environmental Review Procedures.	✓	✓	✓		✓				
		8c. Review of individual applications.	✓	✓	✓						✓
	9. Aggregate extraction may be conditionally allowed in rivers and floodplains outside of Community Areas and within Community Influence Areas but not within Community Cores provided associated environmental impacts are addressed through the CEQA process and SMARA.	9a. Revise Zoning Ordinance.	✓	✓	✓			✓			
		9b. Revise Environmental Review Procedures.	✓	✓	✓			✓			
		9c. Review of individual applications.	✓	✓	✓						✓

Issue/Text Reference		Policy	Implementation Measure	Responsibility				Years from GP Adoption				
				PD	PC	BoS	Other	1	2	6	7	on-going
Environmental Protection & Reclamation – Dredging	10.	Dredging on private lands shall require an administrative permit. (Other State and health permits may also be required by other agencies.) Approval Criteria: Permits shall be issued only after meeting the following criteria:	10a. Revise Zoning Ordinance 10b. Adopt permit fee 10c. Individual review of administrative permits.									
		— No degradation of surface water										
		— Adherence to County Noise standards										
		— Adherence to health regulations										
Geothermal Resources	11.	Geothermal resources shall be considered a mineral resource guided by surface mining policies.	11. See various policies within the Mineral Management Element and Energy Element									
Environmental Protection & Reclamation – Mining on Public Lands	12a.	Review and comment on mining operations proposed on public lands consistent with goals and policies of this Element.	12a. Environmental Review Procedure	✓								✓
	12b.	Continue to implement reclamation plan review / approval and financial assurances review and approval.	12b. Revise oning ordinance	✓	✓	✓			✓			

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	6	7	on-going
Environmental Protection & Reclamation – Reclamation Plans	13. Any required reclamation plans shall: — Prevent, mitigate, or minimize adverse effects on the environment. — Encourage the production and conservation of minerals. — Provide for the protection and subsequent beneficial use of mined and reclaimed land. — Eliminate residential hazards to the public health and safety. — Ensure that mined lands are reclaimed on a timely basis to a condition that is readily adaptable for alternative land uses. — Avoid the environmental and legal problems created by improperly abandoned mines. — Improve environmental conditions of previously mined portions of the site which may be creating adverse impacts.	13. Review of individual projects	✓								✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	6	7	on-going
	14. The County shall require satisfactory forms of accessible security, including irrevocable letters of credit, cash deposits, escrowed negotiable securities, or performance bonds, from all mining projects to cover all required performance, mitigation and reclamation and other required conditions which may stem from the projects.	14. Review of individual projects	✓	✓	✓						✓
Environmental Protection & Reclamation – Mitigation Monitoring / Enforcement	15. Administrative and Conditional Use Permit time limits for each mining project shall be established on a case-by-case basis. Time limits shall be based on the reasonably expected life of the mining operation and potential conflicts with future neighboring land uses. Each project shall have a periodic review for compliance with the permit by the Planning Department. In no case shall such review time period exceed one year. Review shall be funded by the applicant and may include funding of any needed third party studies.	15a. Review of individual projects.			✓		✓				
		15b. Establishment of Permit fees.	✓	✓	✓						✓
Economic Geology	16. Urge the State to map and classify mineral zones in Sierra County.	16. Letters to State Division of Mines and Geology.	✓						✓		

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3-6	7+	on-going
Economic Impacts of Mining	17. Recognize the importance of mining to Sierra County's economy.	17. See Policy 1 in this Element.		n/a						n/a	
SMARA	18. Review County mineral extraction areas and pursue, where appropriate, interpretation of resolution of conflicting language within SMARA.	18a. Prepare letter to Ca. Dept. of Mining and Geology	√						√		
		18b. Revise County ordinance accordingly	√	√	√			√			
Sierra Buttes STA	19. Protect Sierra Buttes STA by placing retention of visual quality as the highest priority. No new road construction, vegetation removal, reconstruction of existing roads, which significantly alter visual retention, new structures, processing plants, or processing will be permitted.	19a. Revise Zoning Ordinance	√	√	√			√			
		19b. Coordinate with USFS	√								√
Economic Issues	20. Encourage secondary use of milled resources including but not limited to decorative and building materials, gravels, sands, dredge rock, etc.	20a. Review of individual permits and comment	√								
		20b. Coordination with Sierra Economic Council			√						
	21. Showcase and encourage the acquisition and development of mining uses for view and benefit of the public.	21. See 21 a and b above.									
River / Visual	22. Protect scenic corridors and river corridors from occupancy, camping, and commercial enterprises.	22a. Develop a health and safety ordinance applicable to scenic corridor / river corridor.	√	√	√			√			
		22b. Refer to Visual and Recreation Elements.									

CULTURAL RESOURCES ELEMENT



GENERAL PLAN
2012

SIERRA COUNTY GENERAL P·L·A·N

JULY 1996

12. Cultural Resources Element

Introduction

This section was prepared using background material in the Tahoe Forest Plan (1990) and a letter report prepared for the General Plan by the North Central Archaeological Inventory Information Center at California State University Chico, dated November 15, 1991 (North Central Information Center). In addition, a Technical Scoping Session was attended by William Rowley (Historian, University of Reno), Hank Meals (F.S. Archaeologist), Anne Eldred (Planning Commissioner), Donna Day (Assistant Archaeologist, Tahoe National Forest), Tim Beals (Planning Director), and Bill Copren (County Historical Society). This group contributed greatly to the Issues and Policy sections.

Element Goal

Identify and protect the cultural, historical and archaeological resources of Sierra County recognizing that the historic structures, archaeological sites, and cultural resources centered upon the County's agricultural, mineral and forest setting is the link to the County's past and should continue to define the future.

Background/Future Needs

Detailed information related to Cultural Resources is contained within the Background Report. Specific Cultural Resource topics discussed include:

- Prehistoric Background
- Recorded Prehistoric Sites
- Historic Context
- Recorded Historic Sites
- Historic Communities
- Potential Site Sensitivity For Cultural Resources
- Important Cultural Resources Already Inventoried
- Rural Appearance/Protection of Historic Views
- Protection of Historic/Prehistoric Resources

Since all of the County's cultural resources have not been (and may never be) located, it is important to recognize areas with potential sensitivity for cultural resources. To summarize, the following types of prehistoric and historic sites can be expected to occur throughout Sierra County:

Table 12-1
POTENTIAL SITE SENSITIVITY
FOR CULTURAL RESOURCES

–	Prehistoric villages on ridgetops, along valley margins, and on elevated stream terraces by permanent water in the eastern and western zones.
–	Small prehistoric villages and campsites at resource collection zones throughout the County and, particularly, in the crest zone.
–	Prehistoric task sites such as bedrock mortars, quarries, lithic scatters, and petroglyphs located throughout the County in proximity to villages and campsites.
–	Mining sites in the western half of the County and portions of the crest zone which would be characterized by a wide variety of features including but not limited to mine shafts, tailings, townsites, cabin flats, wells, dumps and historic debris, and water conveyance remains such as ditches and flumes.

- Roads and trails throughout the County associated with mining, logging, farming and commercial travel.
- Grazing sites in the crest zone associated with ranching and farming in both the eastern and western areas.
- Early ranching and farming sites in the eastern and western zones which would include stock holding sites and structures, cabin and house remains, foundations, wells and cisterns, and historic dumps.
- Logging camps throughout the County associated with early forest service logging activities and railroad logging camps.
- Historic structures within existing communities as well as abandoned habitation locations.

Related Plans

The Tahoe Forest Plan (1990) includes a summary of the inventory of the extensive cultural resources within the Forest and includes goals which center around:

— Continuing to inventory cultural resources
— Protecting cultural resources
— Creating partnerships with other agencies interested in cultural resources

It should be noted that the Plan does not include two National Register cultural sites in its Special Interest Areas (Hawley Lake and Kyburz Cultural Areas). Special Interest Areas are afforded the greatest protection under the Forest Plan; the exclusion of these sites may be of concern to the County.

The Plumas National Forest Plan (1988) includes standards calling for the protection of a number of historic sites including the establishment of cooperative preservation maintenance standards for the Johnsville-Gibsonville Road with the County (Plumas Forest Plan, 1988, p. 4-212).

The Toiyabe National Forest Plan includes standards and guidelines consistent with the State Historic Preservation Office (Toiyabe Forest Plan,

p. iv-51). Direction of the Forest Plan calls for full implementation of these standards and guidelines in managing cultural resources on the Forest.

Assumptions

In order to evaluate the background (setting) information and issues in this section and then formulate policies, the following assumptions were made:

1. The protection of cultural resources will continue to be of importance to the people of Sierra County because of their aesthetic, community identity, historic, economic, and recreational value.

2. All cultural sites have not been identified within the County, and may never be completely inventoried. There is the potential for cultural sites to be located throughout the County.

3. The destruction of cultural resources is of concern to other Trustee Agencies (such as the U.S. Forest Service) and locally from a California Environmental Quality Act standpoint as well as from a general resource planning standpoint.

4. In protecting cultural resources, there is an advantage in cooperating and coordinating with the U.S. Forest Service and other public agencies.

5. The County lacks, and may continue to lack, the financial resources to complete detailed inventories of cultural resources.

6. A wide variety of land uses and activities have the potential to harm cultural resources.

Table 12-2
CULTURAL RESOURCES ELEMENT
GOALS, POLICIES, AND IMPLEMENTATION MEASURES

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	6	7	on-going
FUNDAMENTAL GOALS OF THE GENERAL PLAN 1. It is the County's most fundamental goal to maintain its culture, heritage, and rural character and preserve its rural quality of life. 2. It is the County's goal to defend its important natural features and functions; these have included and always will include, scenic beauty, pristine lakes and rivers, tall mountain peaks and rugged forested canyons, abundant and diverse plants and animals, and clean air and water and watershed values. 3. It is the County's goal to foster compatible and historic land uses and activities which are rural and which contribute to a stable economy. 4. It is the County's goal to direct development toward those areas which are already developed, where there are necessary public facilities and where a minimum of growth inducement and environmental damage will occur. The pattern of land uses sought by the County is a system of distinct and cohesive rural clusters amid open land. 5. It is the County's goal to provide a comprehensive Plan for all lands and uses within the County regardless of ownership or governmental jurisdiction. CULTURAL RESOURCES GOAL 1. Identify and protect the cultural, historical and archaeological resources of Sierra County recognizing that the historic structures, archaeological sites, and cultural resources centered upon the County's agricultural, mineral and forest setting is the link to the County's past and should continue to define the future.											
Rural Appearance/ Protection of Historic Views	1. Protect Community Living Historic Areas, historic structures, historic rural v istas, and prehistoric resources, landscape and features.	1a. Create Special Treatment Area – Historic Preservation Overlays within which historic structures and the essential historic feeling of the entire area will be afforded special protection.	✓		✓		✓[2]				✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	6	7	on-going
		1b. Develop a Design Review system and prepare Design Guidelines. (See also Visual Resources Element Policy 7.)	✓	✓	✓				✓		
		1c. Aggressively promote use of the State Historic Building Code (see Table 12-7).	✓			BD[1]		✓			✓
		1d. Disseminate design guidelines when developed and the Secretary of the Interior's Standards for Preservation (Table 12-5) with all design review, building permit, and development applications.	✓			BD[1]			✓		
		1e. Require conditional use permits for adaptive reuse or discretionary development within any Community Living Historic Areas, Special Treatment Area–Historic Preservation Overlays, or Scenic Corridor Overlays to be reviewed against the policies of this Element. Additionally, evaluate all development proposals which are not in these mapped areas for potential disruption of historic or prehistoric resources via the procedure in Policy 2.	✓	✓							✓
		1f. Cooperate and assist the City of Loyalton in design/historic preservation efforts as requested.	✓								✓
How to Protect Historic Resources	2. Develop a project review procedure which will ensure a consistent analysis of projects which may impact cultural resources.	2a. Create a Cultural Resources Review Commission which includes professionals in the field, Historical Society representation, USFS and/or State Parks representation, and Tribal Council representation.	✓		✓			✓			
		2b. Include in County Environmental Review Procedures the following steps at a minimum:	✓		✓			✓			

[1]Building Department

Issue/Text Reference	Policy	Implementation Measure	Responsibility PD	PC	BoS	Other	Years from GP Adoption 1	2	6	7	on-going
		- Require information center search on all projects requiring discretionary review - For building permits and grading permits, implement oversight system for cultural resource sensitivity - Receive public input within a required 30 day Initial Environmental Study or Notice of Preparation review process. Notify Washoe Council, Maidu Council, Historical Society, USFS, and State Parks in all instances. - If further work is needed, applicant-funded third party review through mitigated negative declaration of EIR. Study funds to be deposited with the County and consultant selected by County from a list of qualified consultants.									
		2c. Create Cultural Resource Survey Guidelines for inclusion in County Environmental Review Procedures. Update of the County's confidential Cultural Resources Inventory Map should be required within each report as well as submittal of a description of the site in terms that a lay person could understand. (Also see Implementation Measure 8a)	✓		✓			✓			
		2d. Enact a cultural resources ordinance to ensure effective preservation, protection and management of cultural resources.	✓		✓			✓			
	3. Aggressively pursue funding for historic preservation projects.	3. Explore use of: - Grants - Purchase of facade easements on important structures - Certification of County as a Local Historic Agency - Grant/funding search contract with Plumas Co. Development Corp. or Sierra Co. Economic Council - TOT funds to Historical Society - USFS diversification programs See Table 12-6	✓			CR[1]					✓
	4. Actively protect cultural resources against vandalism.	4. Same as 2d above.	✓			SD[2]			✓		

1.Cultural resources Review Commission 2.Sheriff's Department

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	6	7	on-going
	5. Work toward establishment of National Register Districts in every "Community Living Historic Area" in the County as well as other areas appropriate for National Register designation.	5. Explore grant funding for preparing nomination papers.	✓			CR[1]					✓
	5a. Encourage inclusion of significant sites or districts in the Federal, State, and Local Historical Register.	5a. Same as #5 above.									
	6. Assist in public awareness regarding the importance of cultural resources to the County's economic well being and aesthetics.	6a. Require project archaeologists and historians to submit lay person readable summary description of each site with reports.	✓			CR[1]					✓
		6b. Include above requirement in County Environmental Review Procedures.	✓		✓			✓			
	7. Consider destruction of prehistoric and historic sites with recordation or destruction during excavation as mitigation during individual project review as a last resort method and only if an economically feasible alternative does not exist, and - A general plan amendment is not being requested, and - If the project proposed has a fiscally positive impact on the County.	7a. Review projects utilizing Policy 6 provisions.	✓	✓							✓
		7b. Include policy provisions in Environmental Review Procedures.	✓		✓			✓			
		7c. Urge USFS to conduct research on cultural resources in a manner which does not destroy the find via a Memorandum of Understanding which will ensure the County is notified if damage to cultural resources will result from Forest Service activities.	✓		✓		✓[2]				
		7d. Ongoing project review.	✓	✓							✓
Site Inventory	8. Create and continually update a County Cultural Resources Inventory.	8a. Keep up inventory (which should be confidential) AND submit all sites to Information Center to ensure that this repository becomes more useful for individual project review over time. As inventory is increased, evaluate need to create additional Historic Preservation Overlays. (Also see Implementation Measure 2c)	✓								✓

[1]Cultural Resources Review Commission

[2]Discuss yearly at Plan progress report session. Invite USFS.

Issue/Text Reference		Policy		Implementation Measure	Responsibility				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	6	7	on-going
			8b.	Reactivate repository agreement with USFS.	✓					✓			
			8c.	Seek funding for staff time to keep up inventory.	✓								✓
Demolitions	9.	Take feasible steps to ensure preservation of historic structures in their existing state.	9a.	Develop detailed demolition permit guidelines to include the following: - Require demolition permits of all structures and built features (including barns, outbuildings, walks, ditches, flumes, etc.). - Prohibit demolition if features are of significant historic, aesthetic, or architectural value if they can feasibly be renovated, avoided, or retained. - Require new construction to replicate demolished structures of significant historic, aesthetic, or architectural value if feasible. - Require permit for moving structures. Prohibit if they are of significant historic, aesthetic, or architectural value in the existing location if they can be feasibly retained on site. - Refer to CEQA Appendix "K". - Encourage and cooperate with private owners to secure techniques to preserve archaeological and historical sites by gift, private conservancy, easements, loans and grants	✓	✓	✓	CR[1]			✓		
Historic Structures including Barns / Outbuildings	10.	Actively assist property owners in preservation and renovation of structures.	10a.	Encourage Treasurer-Tax Collector to include educational materials on Mills Act Conservation Easement tax credits with tax bills.	✓		✓				✓		

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	6	7	on-going
		10b. If offered, accept for ownership, maintenance, or visual access easements, barns or other buildings of historic or aesthetic value.			✓						✓
		10c. Develop County policy and standards that allows property owners to participate in process.									
	11. Encourage and actively assist in preservation of barns and outbuildings of historic or significant aesthetic value.	11a. Actively pursue grants for historic barn/outbuilding renovation, maintenance, and purchase.	✓		✓						✓
		11b. Seek to become State Certified Local Historic Agency .	✓		✓					✓	
		11c. Explore National Trust for Historic Preservation "Barn Again" program.	✓						✓		
		11d. Encourage preparation of a Historic Barns driving tour	✓		✓				✓		
		11e. Allow adaptive reuse of historic barns consistent with Design Guidelines, Policy 12, and Agricultural Element Policy 8.	✓	✓							✓
Compatibility with Economic Activity	12. Pursue viable economic activities for cultural resource areas (including rural vistas, historic mining areas, and traditional agricultural areas) and adaptive reuse of historic structures which do not destroy their historic/ aesthetic value related to their traditional use. Prohibit new activities, land uses, and adaptive reuse which would negatively impact the historic and aesthetic value of these areas, structures, and surroundings and encourage traditional activities. (See also specific limits on agricultural lands – Policy 8, Agricultural Element.)	12. See Implementation Measure 1a (Historic Preservation Overlays) and 1e (conditional use permit requirements).	See 1a and 1e above.				See 1a and 1e above.				

Issue/Text Reference		Policy		Implementation Measure	Responsibility				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	6	7	on-going
Adjacent Land Uses	13.	Prohibit new development and renovations which would negatively impact the aesthetics or essential historic form of Community Living Historic Areas, Historic Preservation Overlay areas, and other historic areas.	13.	See Implementation Measure 1a (Historic Preservation Overlays) and 1e (conditional use permit requirements).	See 1a and 1e above.				See 1a and 1e above.				
Historic Papers/Artifacts	14.	Work toward creation of a County historic papers archive and assist the County Historical Society in achieving museum curation status.	14.	Seek grants, including USFS diversification monies. Review yearly budget for funding possibilities including TOT funds.	✓		✓						✓
Coordination with Other Agencies / Groups	15.	Coordinate cultural resource preservation/ inventory activities with the Forest Service, tribal councils, and other public agencies.	15a.	See Policy 2 measures.	See 2 above.					See 2 above.			
			15b.	Seek to participate jointly in grant applications.	✓		✓						✓

Table 12-3
U.S. SECRETARY OF THE INTERIOR'S GENERAL STANDARDS FOR HISTORIC PRESERVATION PROJECTS

The U.S. Secretary of the Interior General Standards for Historic Preservation Projects should be followed within Community Living Historic Areas and on individual historic structures throughout the County and should be provided to anyone renovating historic structures. The standards are practical and common sense in nature:

SECRETARY OF THE INTERIOR'S GENERAL STANDARDS FOR PRESERVATION

The following general standards apply to all treatments undertaken on historic properties listed in the National Register:

1. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building structure, or site and its environment, or to use a property for its originally intended purpose.
2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
4. Changes, which may have taken place in the course of time, are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylistic features or examples of skilled craftsmanship, which characterize a building, structure, or site, shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to any acquisition, protection, stabilization, preservation, rehabilitation, restoration, or reconstruction project.

It is the policy of the County to encourage use of these standards. (See Policy 1, Implementation Measure d)

Table 12-4
AVAILABLE TAX CREDITS

Individuais should be aware of tax credits available for renovation costs. The County can assist in making residents aware of these programs which include:

- Federal tax credits for renovation of commercial structures on the National Register of Historic Places. **It is the policy of the County to work toward establishment of National Register Districts in the County**; (See Policy 4)
- State tax credits under the Mills Act allow for a reduction of the taxable value of structures similar to the Williamson Act contracts on agricultural land. **It is the policy of the County to encourage use of these tax credits**; (See Policy 11, Implementation Meas. a)
- Conservation easements can be taken which have the effect of a charitable contribution. A conservation easement requiring the preservation, special treatment, or use of a structure is placed on the deed to the property (similar to a sidewalk or access easement). The easement is donated to a non-profit group or the County and the value of the easement becomes the charitable contribution which can be deducted from State and Federal taxes. **It is the policy of the County to accept these easements.** (See Policy 10, Implementation Measure b)

Table 12-5
STATE HISTORIC BUILDING CODE

The County can also assist in the technical aspects of renovation by making building owners aware of the State Historic Building Code. County building inspectors should also learn to utilize the Code. Use of the Historic Building Code is mandated by the State if an owner or developer requests its use in reviewing renovation plans. The Code allows for negotiating between the architect/builder and the building official on practices which meet basic life and safety requirements while preserving the integrity of the structure. For instance, many requirements of modern building codes do not "fit" older structures including:

- Railing height: Railings adhering to new requirements in many cases would be out of scale with historic structures.
- Seismic Safety: Most older structures cannot meet modern day requirements but through various methods can be made safe.
- Handicapped Access: Retrofitted handicapped access ramps can detract from the aesthetics of older buildings but alternative solutions such as wide back entries with elevators are often possible.

Generally, architects and builders familiar with historic renovation techniques should be used when utilizing the Historic Building Code.

It is the policy of the County to actively promote use of the Historic Building Code and to disseminate it to all Design Review and Building Permit and other development permit applicants. (See Policy 1, Implementation Measure b)

PLANTS AND WILDLIFE ELEMENT



GENERAL PLAN
2012

JULY 1996

13. Plants and Wildlife Element

Introduction

This Element meets the General Plan Guidelines Conservation Element requirements pertaining to the conservation of fisheries, wildlife, and related natural resources (Guidelines, p.115) as well as those Open Space Element requirements addressing the uses of open space for the preservation of plant and animal life, including habitat for fish and wildlife species; areas required for ecologic and other scientific study purposes; rivers, streams, bays, and estuaries; and coastal beaches, lakeshores, banks of rivers and streams, and watershed lands (Guidelines, p. 129).

Element Goal

1. It is the County's goal to protect and defend its abundant and diverse plant and animal species.

Background/Future Needs

Detailed information related to plants and wildlife in Sierra County is contained within the Background Report. Specific topics discussed include:

- General Vegetation
- Species Diversity
- Special Plants and Animals
- Old Growth Forests
- Riparian Corridors
- The Riparian/Old Forest Network
- Sierra County Streams
- Water Quality
- Stream Setbacks
- Regulated Wetlands
- Deer Use Areas
- Migratory Birds
- Tree Loss in Developing Areas
- Escaped Exotic Plants
- Generalized Impacts of Land Uses
- Wildlife and Habitat Management
- Areas of Special Concern within Watershed Planning Areas

The various maps of the Background Report are retained in this document because of their relationship to policy and land use.

SIERRA COUNTY VEGETATION

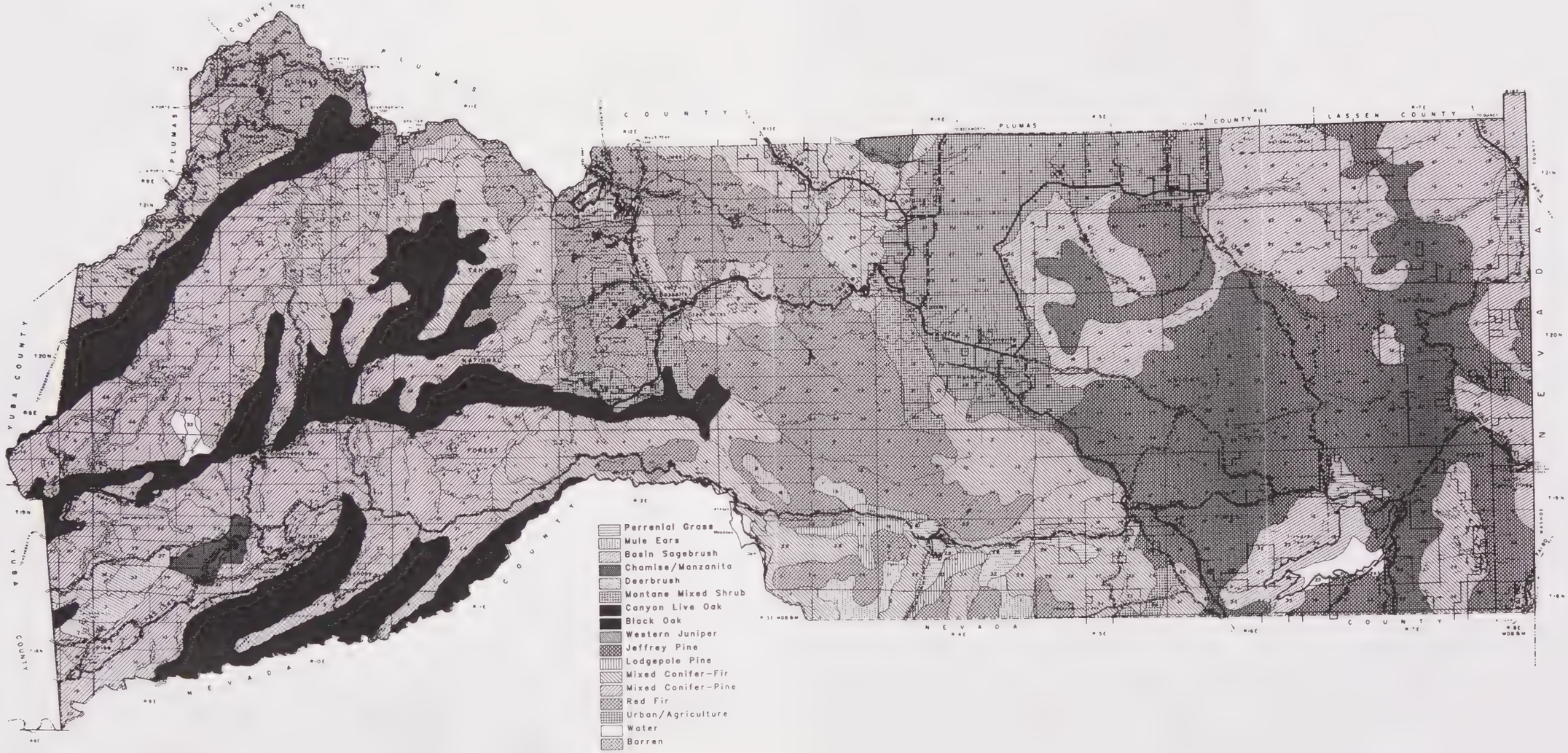


Figure 13-1
OVERVIEW VEGETATION TYPES WITHIN SIERRA COUNTY

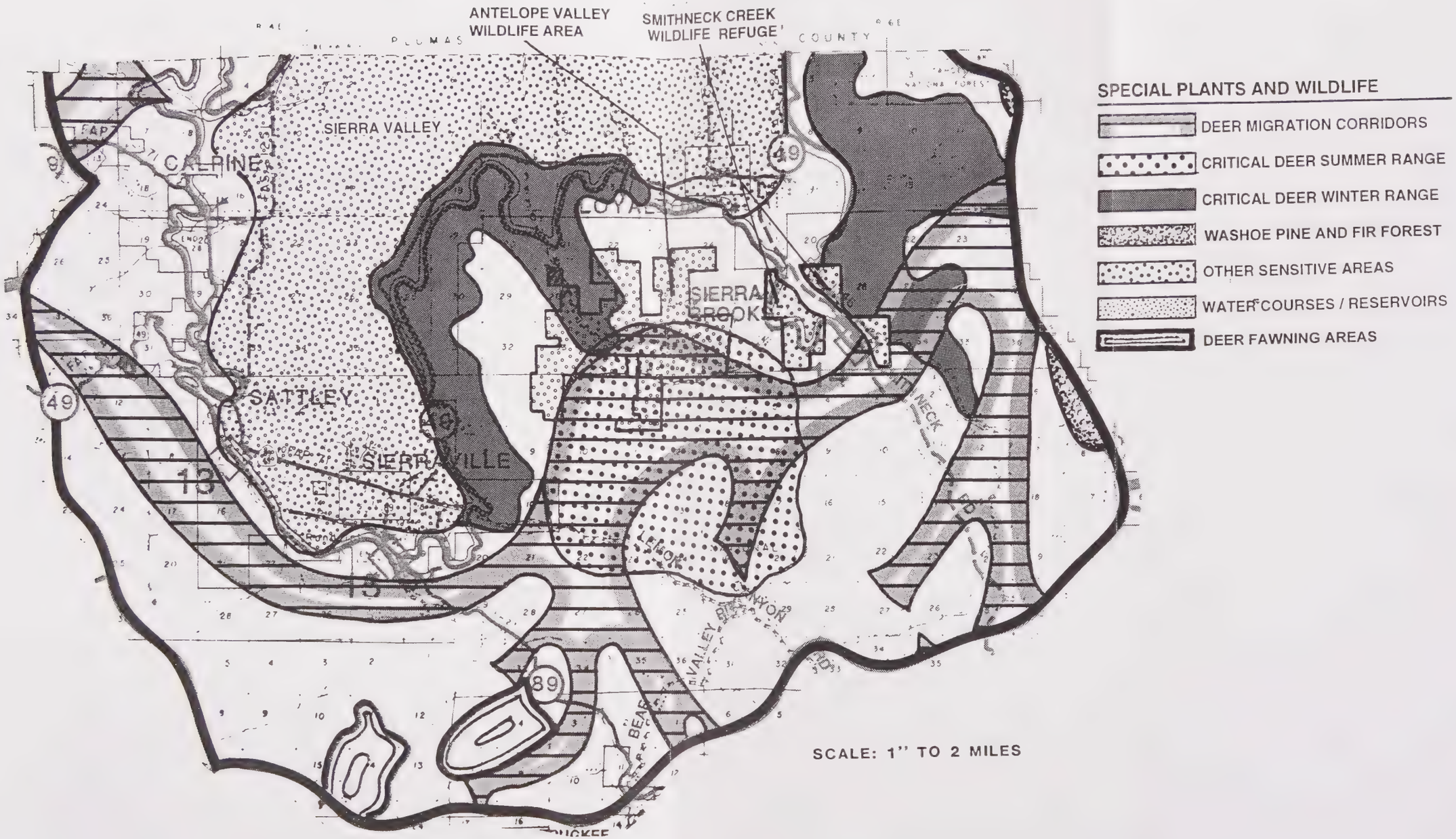


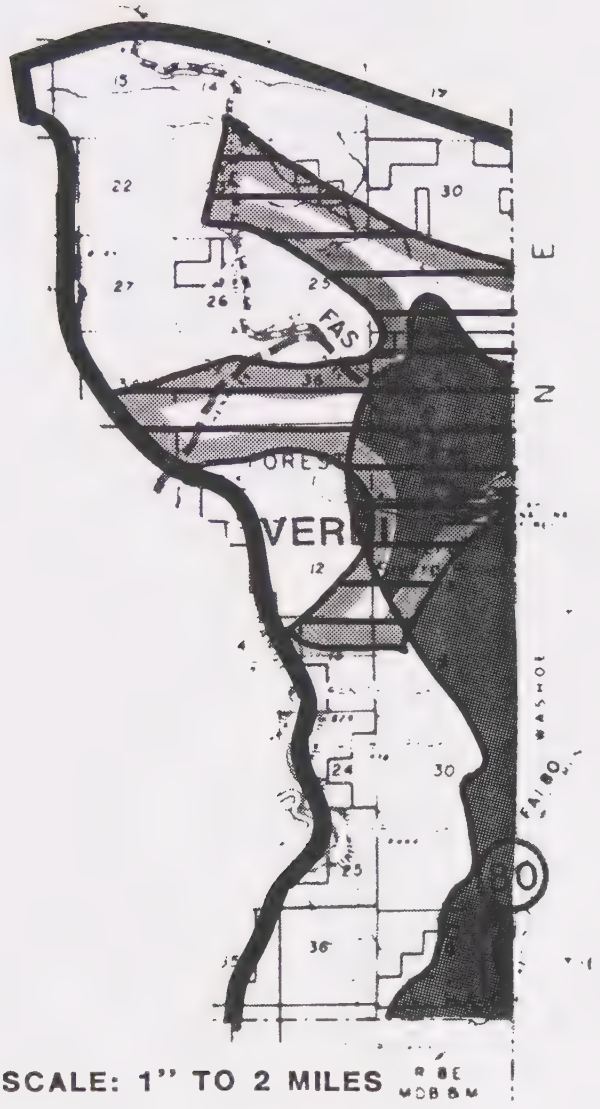
Figure 13-3

SIERRA VALLEY WATERSHED



Figure 13-4

LONG VALLEY / HERLONG
WATERSHED



SPECIAL PLANTS AND WILDLIFE

DEER MIGRATION CORRIDOR

CRITICAL DEER WINTER RANGE

SIERRA COUNTY GENERAL P·L·A·N

FIGURE 13-5

DOG VALLEY WATERSHED

13 - 11

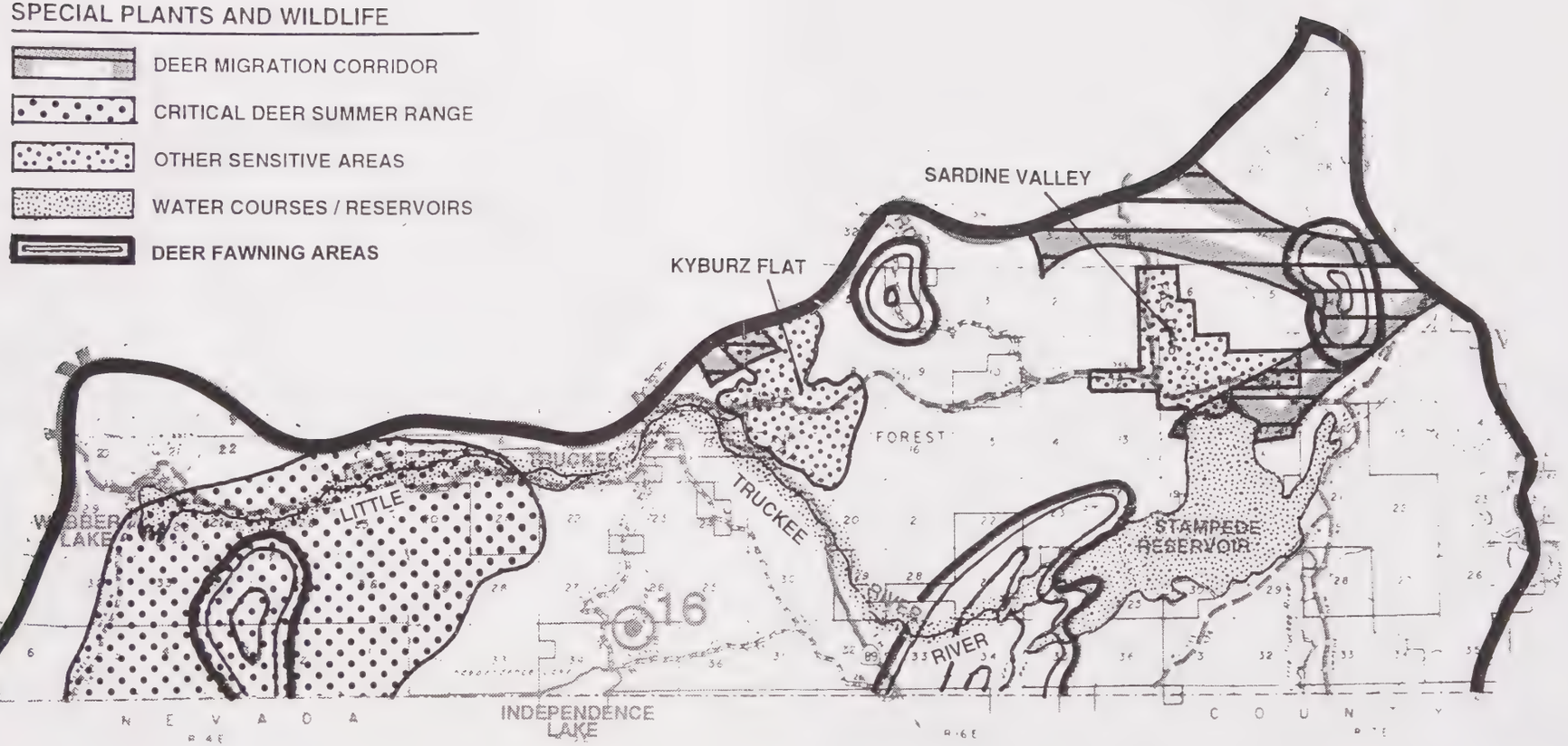
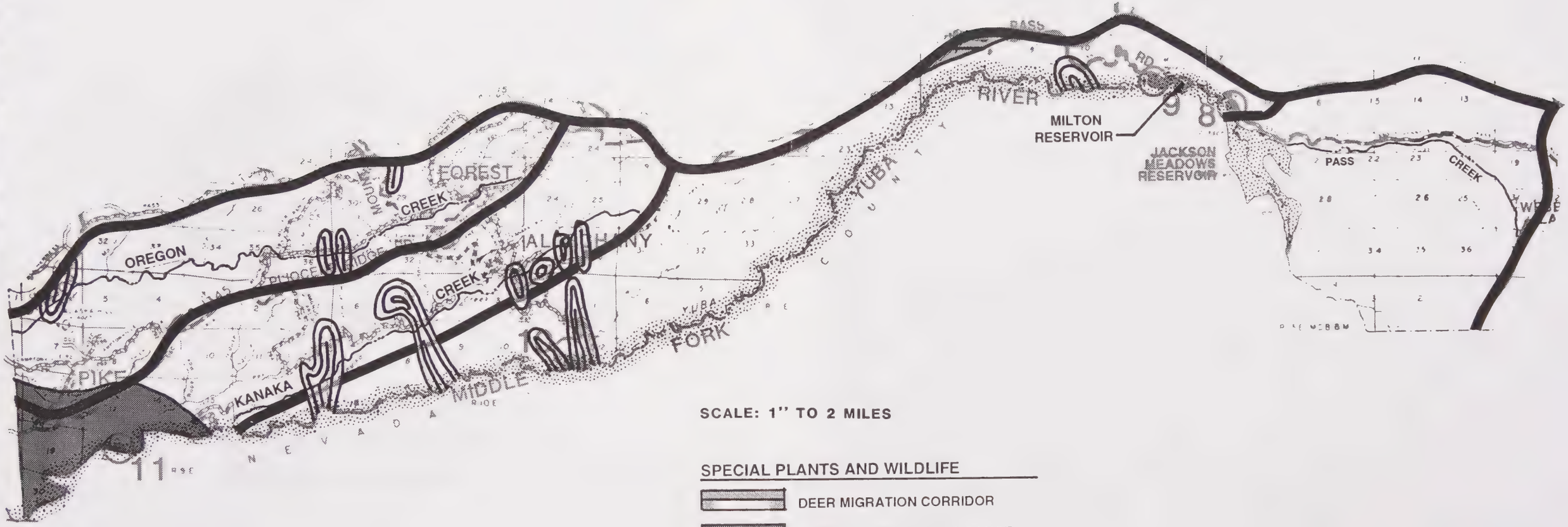


FIGURE 13-6

LITTLE TRUCKEE RIVER WATERSHED



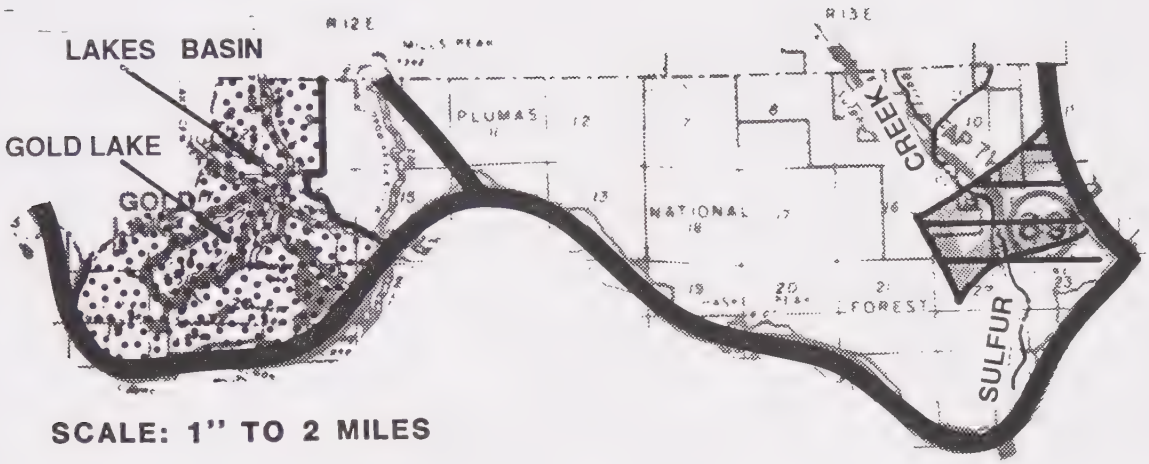
SCALE: 1" TO 2 MILES

SPECIAL PLANTS AND WILDLIFE

- DEER MIGRATION CORRIDOR
- CRITICAL DEER WINTER RANGE
- ULTRA MAFIC ROCKS & POSSIBLE SENSITIVE NATURAL COMMUNITIES
- WATER COURSES / RESERVOIRS

FIGURE 13-7

OREGON & KANAKA CREEKS, MIDDLE YUBA & PASS CREEK WATERSHEDS



SPECIAL PLANTS AND WILDLIFE

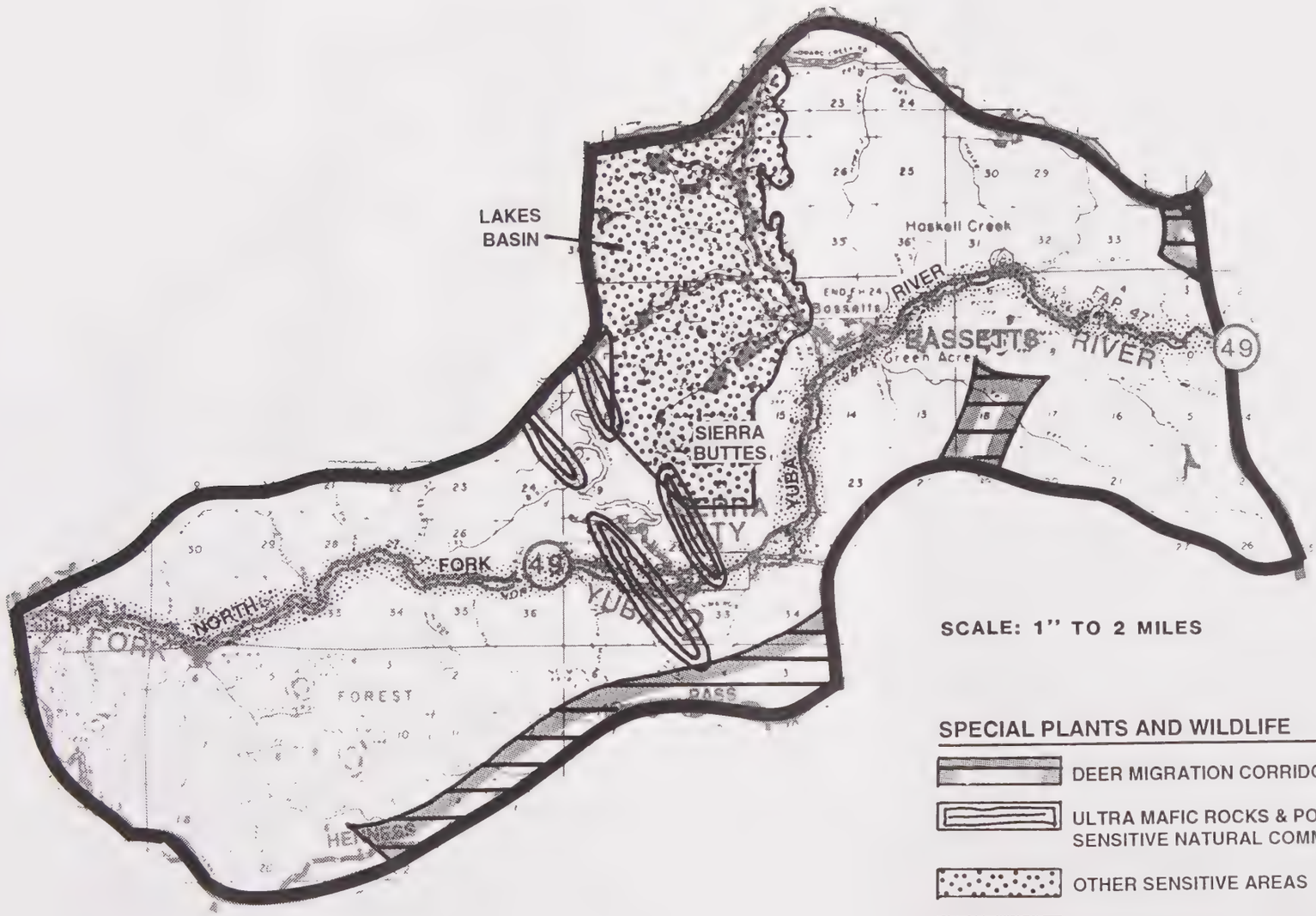
DEER MIGRATION CORRIDOR

WATER COURSES / RESERVOIRS

SIERRA COUNTY GENERAL P·L·A·N

FIGURE 13-9

GOLD LAKE & SULFUR CREEK WATERSHEDS



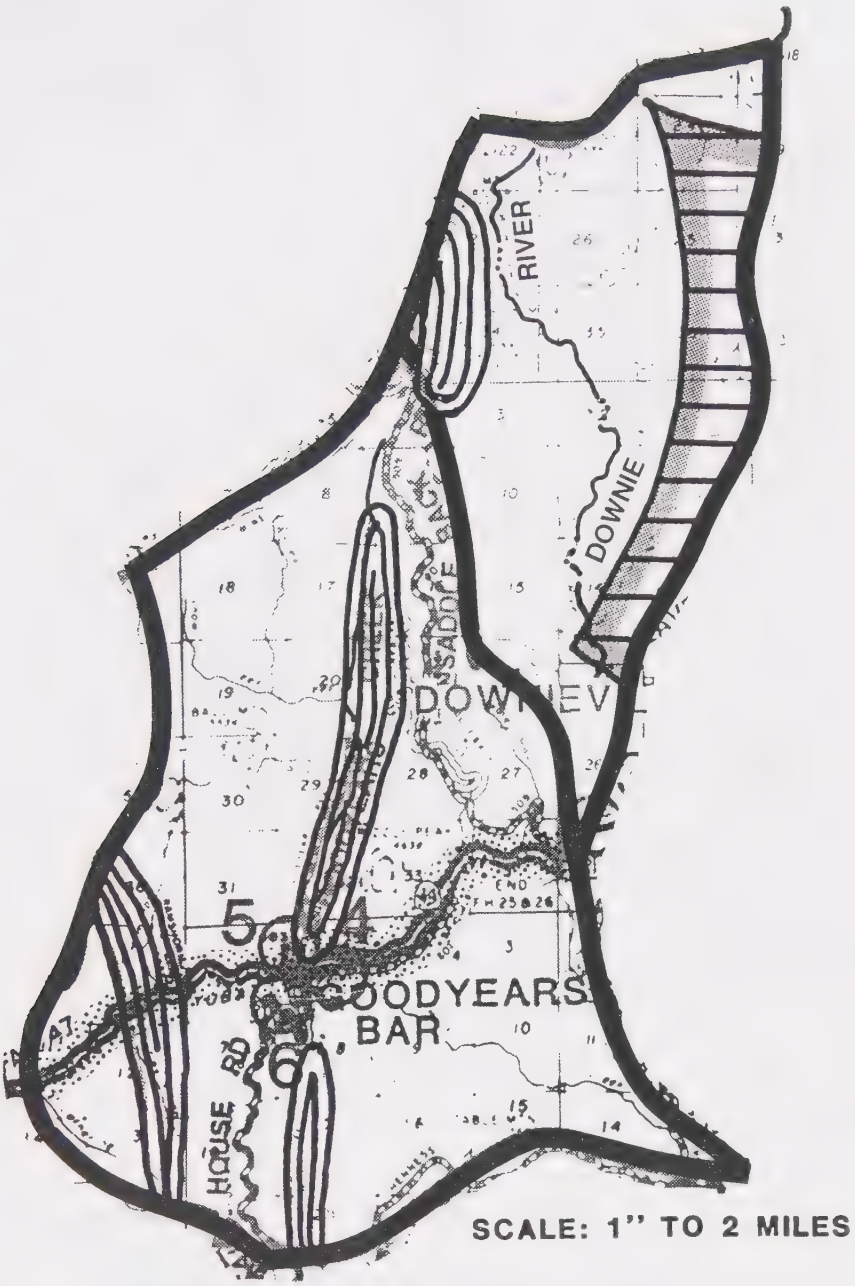
SCALE: 1" TO 2 MILES

SPECIAL PLANTS AND WILDLIFE

- DEER MIGRATION CORRIDORS
- ULTRA MAFIC ROCKS & POSSIBLE SENSITIVE NATURAL COMMUNITIES
- OTHER SENSITIVE AREAS
- WATER COURSES / RESERVOIRS

FIGURE 13-10

NORTH YUBA RIVER WATERSHED



SPECIAL PLANTS AND WILDLIFE

DEER MIGRATION CORRIDOR

ULTRA MAFIC ROCKS & POSSIBLE SENSITIVE NATURAL COMMUNITIES

WATER COURSES / RESERVOIRS

SIERRA COUNTY GENERAL P·L·A·N

FIGURE 13-11

GOODYEARS CREEK & DOWNIE RIVER WATERSHEDS



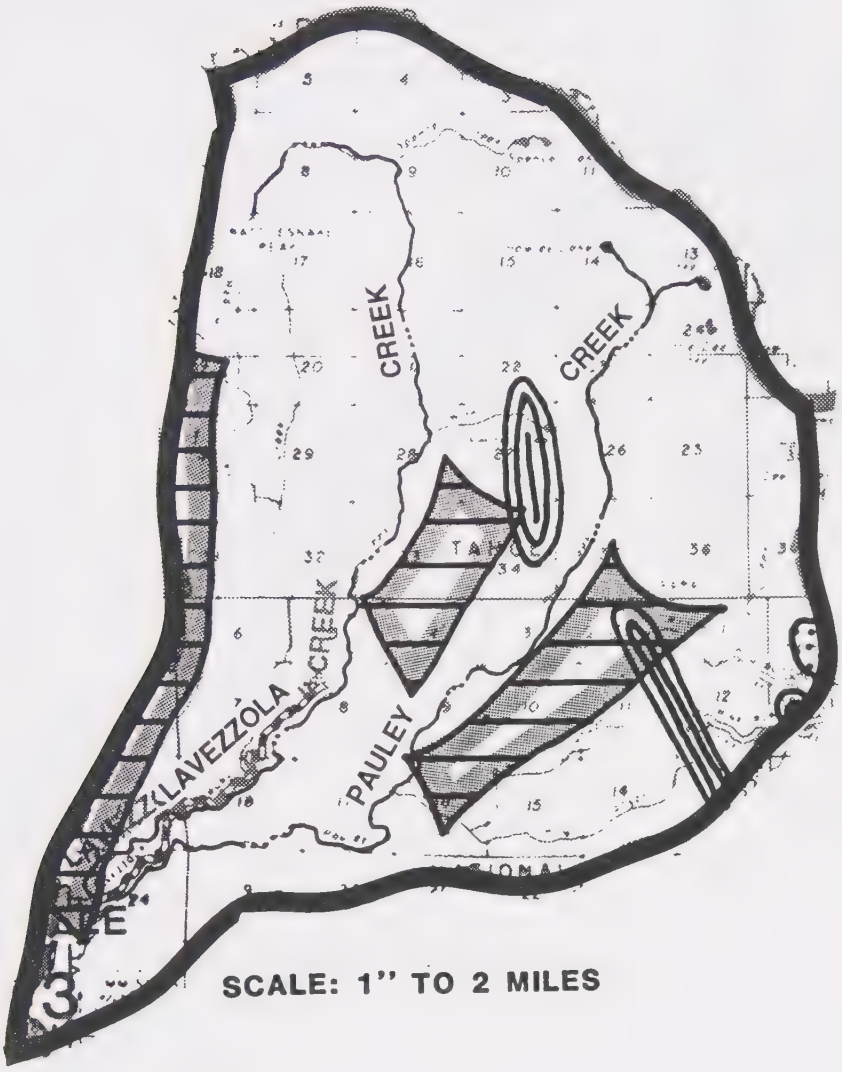
SPECIAL PLANTS AND WILDLIFE

ULTRA MAFIC ROCKS & POSSIBLE SENSITIVE NATURAL COMMUNITIES

WATER COURSES / RESERVOIRS

FIGURE 13-12

FIDDLE CREEK WATERSHED



SPECIAL PLANTS AND WILDLIFE

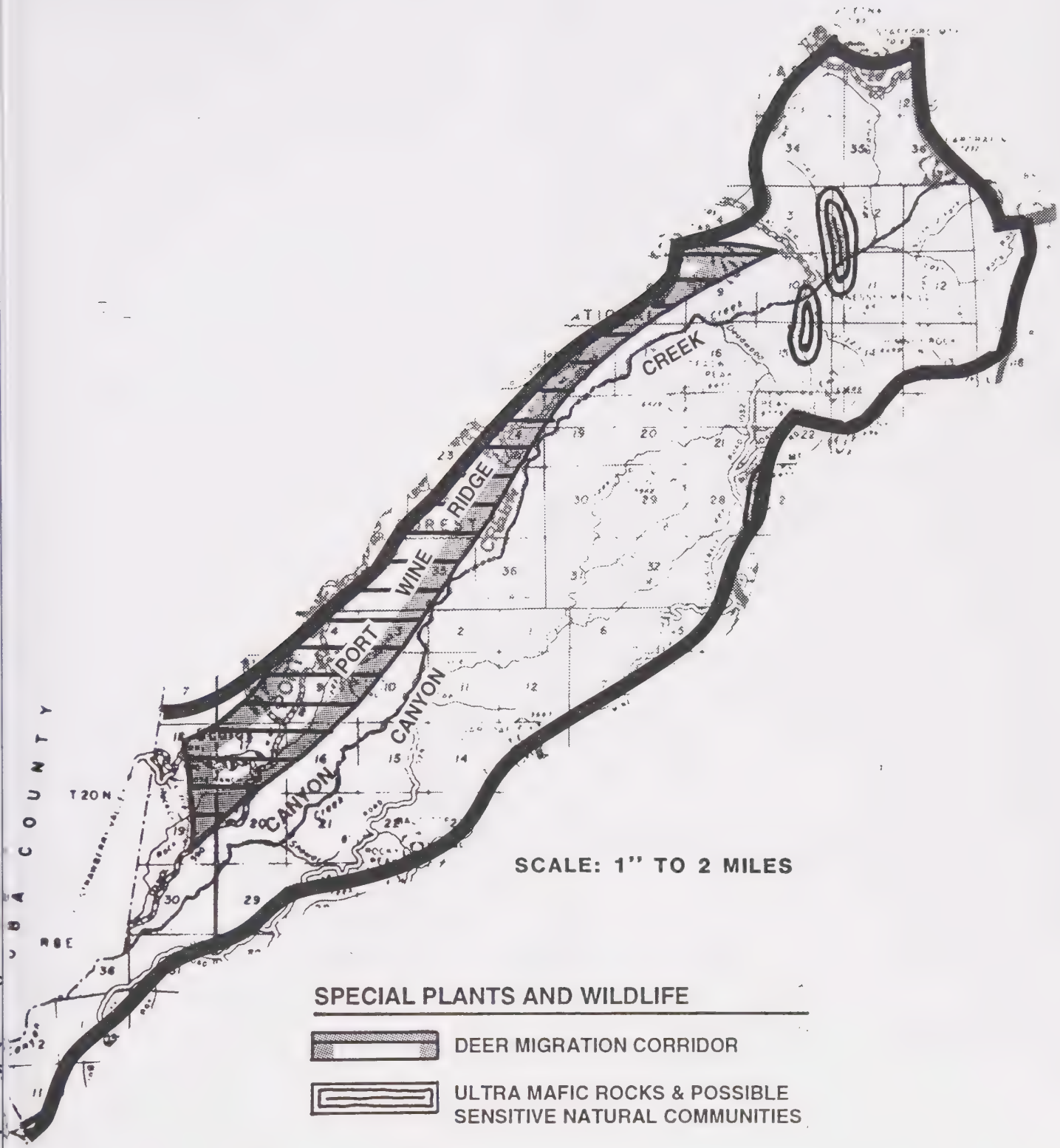
DEER MIGRATION CORRIDOR

ULTRA MAFIC ROCKS & POSSIBLE SENSITIVE NATURAL COMMUNITIES

WATER COURSES / RESERVOIRS

FIGURE 13-13

LAVEZZOLA / PAULEY CREEKS WATERSHED



SIERRA COUNTY GENERAL PLAN

FIGURE 13-14

CANYON CREEK WATERSHED

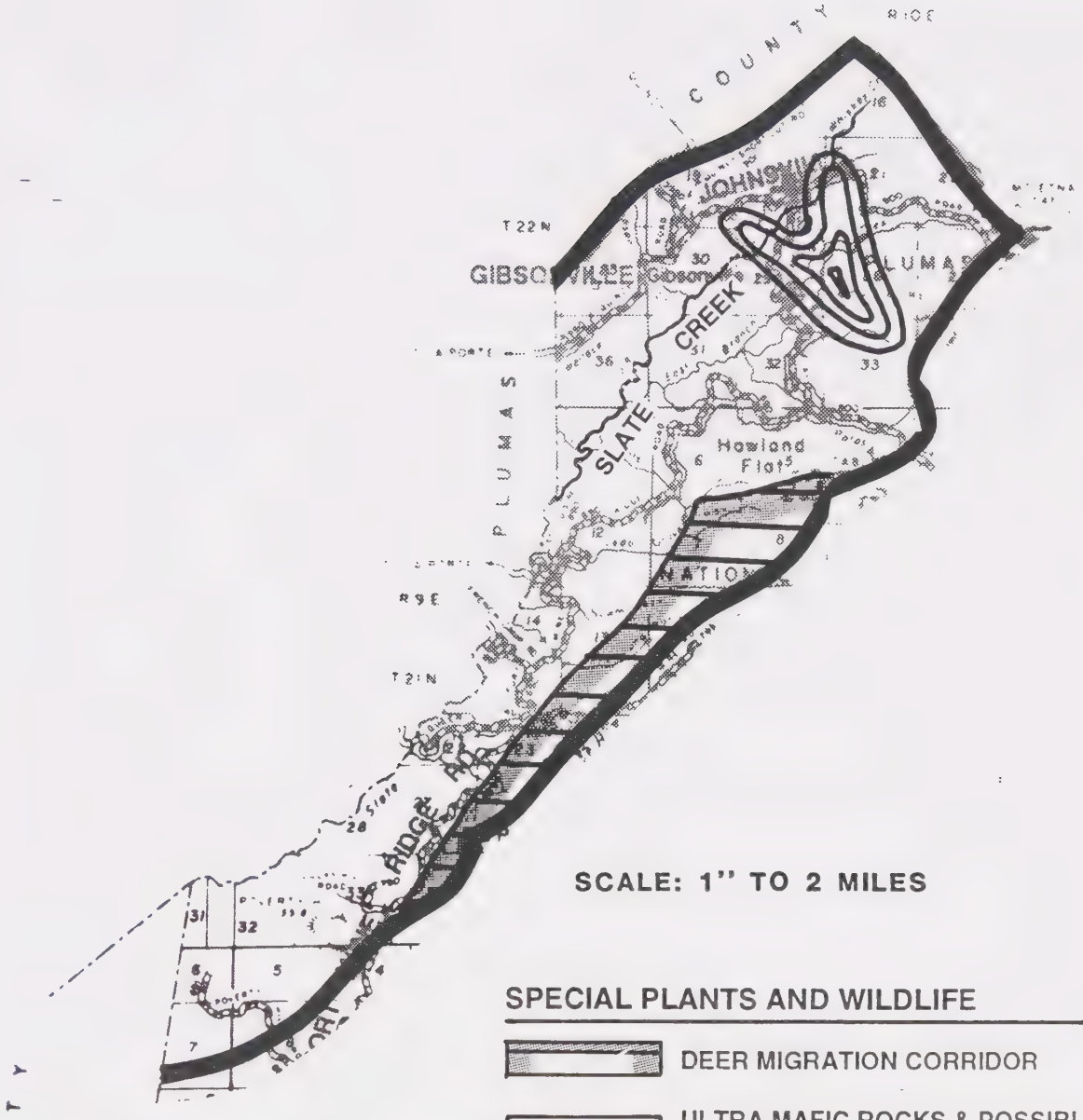


FIGURE 13-15

SLATE CREEK WATERSHED

Approximately 75% of the County is under the jurisdiction of the three National Forests—Tahoe, Plumas, and Toiyabe. The majority of the forest land in the County is within the Tahoe National Forest where land uses and activities are directed by the "Tahoe National Forest Land and Resource Management Plan" (1990). The following excerpts from that Plan indicate the general approach to wildlife management within the Forest—the Plan's more detailed standards and guidelines, including those for specific Management Areas are not printed below:

Goals and Desired Future Conditions

WILDLIFE AND FISH

1. Devote particular attention to preserving habitats for plant and animal species that are associated with mature forest successional stages, riparian areas, hardwoods, and meadows.
2. Manage fish and wildlife habitats to maintain viable populations of all vertebrate species.
3. Provide a diversity of plant and animal communities and tree species to meet visual, old-growth, and overall multiple use objectives; provide special elements (snags, logs, etc.) and critical habitats for dependent species.
4. Increase cold water fishery production.
5. Use recovery plans as the template for managing threatened and endangered species.
6. Provide enough quality habitat so that the Forest's sensitive species will not become threatened or endangered.

Desired Future Condition

The Tahoe National Forest will continue to work with other agencies, particularly the California Department of Fish and Game, U.S. Fish and Wildlife Service, and local Counties to implement, monitor, and adjust the Forest fish and wildlife management program so that it is satisfactory to each agency.

SOIL, WATER, AND RIPARIAN AREAS

4. Protect streams, lakes, wetlands, streamside management zones, and other riparian areas (V-9).

The Forest Plan also contains detailed standards and guidelines for the Forest as a whole as well as for specific Management Areas; some of these standards and guidelines are considered in the Background Discussion section under the various "Areas of Concern."

The forest wildlife management direction has been at least temporarily altered by the "California Spotted Owl Sierra Province Interim Guidelines." This is discussed in the Timber Element.

The Background Discussion of certain plants makes reference to the *Tahoe National Forest Sensitive Plant Program Standards and Guidelines* (Tahoe National Forest, November 1992). This document addresses the Tahoe National Forest's one endangered plant and its fourteen sensitive plants. The Program is divided into three phases: 1) Inventory, 2) Interim Management, and 3) Recovery Management. The Inventory is intended to develop the initial body of information about sensitive plants. The Interim Management is meant to maintain viable populations until further action is taken — it includes planning, impact analyses, and monitoring functions, as well as plant collection control and interim management programs. Recovery Management is in its planning phase and a five year plan is set forth in the Program which outlined "action items" for the fifteen species by year. Common action items include monitoring, surveys of on-project areas, and development of final guidance.

Two specific sets of Federal regulations which apply to projects on Federal, State, and private lands are the Section 404 Wetland provisions of the Clean Water Act and the Farming Security Act. These regulations are intended to protect wetlands.

Private lands are within the County's jurisdiction with the California Department of Fish and Game acting as the Trustee Agency for Biological Resources. State mandated policies and programs include the State Wetland Policy and the California Endangered Species Act. The State wetlands policy mandates that no net loss of wetlands is allowed; for every acre of wetlands impacted new acre must be created. The California Endangered Species Act protects threatened and endangered species and habitats specifically tied to individual animals. Adopted management policies exist for some listed species, such as Swainson's Hawk.

The State of California maintains three (3) large wildlife management areas in Long Valley (Evans Ranch), Antelope Valley, and Smithneck Creek Canyon (Sierra Brooks).

Assumptions

The following assumptions have been made in compiling this Element.

1. The concerns expressed in the "Sierra County Wildlife Conservation Element" (1977) and in the Land Use and Management Plans for the National Forests are valid and still require attention today.
2. The special plants and animals of concern to the scientific community and the Trustee Agencies for biological resources are also of concern locally from a California Environmental Quality Act standpoint as well as from a general resource planning standpoint.
3. A diversity of plant and animal life is tied to the County's recreation, economy, and general welfare of its residents.
4. In managing biological resources, there may be some advantages to cooperating with the California Department of Fish and Game and the U.S. Forest Service.
5. While certain areas of the county are known to have special biological resources, there is potential for these types of resources to occur throughout the County.
6. The County lacks, and will continue to lack, the financial resources to complete detailed biological field surveys and mapping County-wide, thus placing the burden of discovery on future project proponents.
7. A wide variety of land uses and activities have the potential to harm biological resources.

Table 13-1
PLANTS & WILDLIFE ELEMENT
GOALS, POLICIES, AND IMPLEMENTATION MEASURES

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3-6	7+	on-going
FUNDAMENTAL GOALS OF THE GENERAL PLAN 1. It is the County's most fundamental goal to maintain its culture, heritage, and rural character and to preserve its rural quality of life. 2. It is the County's goal to defend its important natural features and functions; these have included and always will include, scenic beauty, pristine lakes and rivers, tall mountain peaks and rugged forested canyons, abundant and diverse plants and animals, clean air, water and watershed values. 3. It is the County's goal to foster compatible and historic land uses and activities which are rural and which contribute to a stable economy. 4. It is the County's goal to direct development toward those areas which are already developed, where there		are necessary public facilities and where a minimum of growth inducement and environmental damage will occur. The pattern of land uses sought by the County is a system of distinct and cohesive rural clusters amid open land. 5. It is the County's goal to provide a comprehensive Plan for all lands and uses within the County regardless of ownership or governmental jurisdiction. PLANTS & WILDLIFE GOAL 1. It is the County's goal to protect and defend its abundant and diverse plant and animal species.									
Stream Zones: Building Setbacks	1. Within Community Core areas, enforce the following setbacks for septic systems: — 50 foot horizontal distance from intermittent streams and wetlands	1a.. Provide a range of stream setbacks and identify community related policies for each individual community.									

1

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3-6	7+	on-going
	— 100 foot horizontal distance from the high water line of perennial streams Within Community Core areas, except those of Downieville and Sierraville, enforce the following setbacks for structures:	1b. Designate streams as Special Treatment areas within the Community Core and Influence Areas and Open Space outside these areas.	✓		✓		✓(upon Plan adoption)				
		1c. Amend Section 15.12.060 of the Zoning Code to include the specified setbacks. Include special review procedures in this Zoning Code Section for Downieville and Sierraville.	✓		✓			✓			
	– 50 foot horizontal distance from the high water line of water courses. Establish Downieville and Sierraville structural setbacks Special Treatment review procedures based on the maximum feasible avoidance possible given the existing physical constraint of those communities. Outside of Community Core areas, the setbacks shall apply to structures and septic systems and shall be: — 50 foot horizontal distance from intermittent streams and wetlands — 150 foot horizontal distance from the high water line of perennial streams These building setbacks may be reduced by as much as 50% (but in no case to less than 50 feet) if the Planning Commission finds that a narrower setback: a. would not increase the potential for erosion, due to substantial existing vegetation cover and soil and slope stability, and b. would not fall within the 100-year floodplain, and c. would fully protect existing riparian vegetation at the site.	1d. Utilize setbacks in Project Review Procedures.	✓	✓							✓
		1e. Within Community Core areas require Best Management Practices to reduce disturbance and erosion for any structures placed closer than 100 feet to perennial streams.	✓	✓							✓
		1f. Within the Community Core areas, require structures to be placed outside of wetland and riparian areas except on existing legal lots where there is no alternative space available.	✓	✓							✓

Issue/Text Reference		Policy		Implementation Measure	Responsibility				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	3-6	7+	on-going
Allowable Uses in Stream Zones	2.	Within stream zones, control uses over which the County has jurisdiction to the extent necessary to prevent significant impacts on riparian and aquatic habitat.	2a.	As part of the Stream Zone district define permitted, conditional, and non-permitted uses in Zoning Ordinance. Permitted uses in this zone should be restricted to: - Maintenance of existing structures and facilities; - New road and utility crossings; - Grazing; - Any non-structural uses allowed in the base zoning district when it can be conclusively demonstrated that they would not have significant impacts on the stream environment zone. - Residences and other structures within Community Core areas consistent with Land Use designation.	✓		✓			✓			
			2b.	Utilize above in Project Review Procedures.	✓	✓							✓
Native Vegetation Retention in Stream Zones	3.	Prohibit removal of native vegetation in lake and stream zones except when done in conjunction with the permitted uses as described under #2, above.	3a.	Develop a grading ordinance with vegetation removal restrictions.	✓ Public Works		✓				✓		
			3b.	Utilize above in project Environmental Review Procedures.	✓	✓							✓
Water Quality and Aquatic Habitat	4.	Protect bodies of water and their watersheds to prevent water degradation (see also Water Resources Policies 14-23).	3c.	Create a Wetlands Mitigation Banking Program for use only in those situations which wetlands are unavoidable due to the configuration of existing legal lots in relationship to the wetlands.			✓						✓
			4a.	Stream setbacks and stream zone use controls as described under #1 and #2, above. Best Management Practices and other water quality measures set forth in the Water Resources section (#14-23).	✓	✓							✓
			4b.	Prevent uses which conflict with water quality.	✓	✓	✓						✓

Issue/Text Reference		Policy		Implementation Measure	Responsibility				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	3-6	7+	on-going
Impacts of Surface Water Diversions and Impoundments	5.	Discourage future surface water diversions and impoundments which could have a major adverse effect on fisheries and riparian areas. In general this policy will apply when water is proposed to be diverted from or impounded upon natural water courses rather than existing diversion ditches. Where diversion is permitted, require at a minimum, releases higher than or at least as high as existing late summer minimum flows. (See also Water Resources Policy #24 and Energy Policies.)	5a.	Revise Zoning Ordinance to require County permits where feasible (see Energy Element #s 1,3,7-9).	✓		✓			✓			
			5b.	Comment on hydroelectric proposals through Environmental Review Procedures (see Energy Element #4).	✓								✓
Effect of Groundwater Use on Meadows	6.	Prohibit land uses which require major new groundwater withdrawals which may impact meadows or other water-influenced habitats.	6.	Development Review Procedure.	✓	✓							✓
Effect of Development on Meadows	7.	Prohibit development in meadows.	7a.	Include meadows in the Stream Zone district within the Zoning Ordinance.	✓		✓			✓			
			7b.	Restrict land uses through the Development Review Procedure.	✓	✓							✓
Special Plants and Animals and Migratory Birds	8.	Protect, and whenever possible enhance, threatened, endangered, and special plants and animals and their habitats, as defined by the California Department of Fish and Game, as well as migratory birds from proposed land uses.	8a.	Coordinate volunteer efforts to protect and enhance special plants and animals and encourage landowners to protect specific populations.	✓			✓ County F+G Com					✓
			8b.	Require project proponents to prepare conservation plans as part of environmental documentation when a population is threatened.	✓	✓							✓
			8c.	Require proper reporting of special species as part of the County's Environmental Review Procedures.	✓		✓						✓
			8d.	Require avoidance as the means of mitigation so long as a reasonable use of the property is maintained.	✓	✓							✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3-6	7+	on-going
Sustained Plant and Animal Populations for Recreational and other Values	9. Encourage and assist in efforts to sustain plant and animal populations for recreational and other values.	9a. Support the efforts of the California Department of Fish and Game and the County Fish and Game Commission to sustain plant and animal regulations.	✓	✓	✓						✓
		9b. Consider habitat protection in land use decisions.	✓	✓							✓
		9c. Have information available for private land owners on methods to protect populations, including conservation easements and development agreements.	✓					✓			
Sustained Plant and Animal Populations for Research	10. Encourage the protection of natural populations which are unique and representative of the habitats of Sierra County and which could provide for educational and research purposes. Identify and preserve heritage and landmark trees and groves where appropriate.	10a. Support the efforts of the California Department of Fish and Game and the County Fish and Game Commission to sustain plant and animal regulations.	✓	✓	✓						✓
		10b. Consider habitat protection in land use decisions.	✓	✓							✓
		10c. Have information available for private land owners on methods to protect populations, including conservation easements and development agreements.	✓					✓			
Impacts of Urban Land Uses on Areas of Special Concern	11. Prohibit new urban uses in areas of Special Concern. (See also Policies 30-31)	11. Utilize the provisions of the Land Use Element restricting lot splits outside of Community areas in project review.	✓	✓							✓
Impacts of Recreation on Areas of Special Concern	12. Cooperate with State and federal agencies in managing recreation and prohibit new recreational developments which may significantly impact biotic resources. (See also Policies 30-31)	12. Amend Zoning Ordinance to require a conditional use permit for uses potentially impacting to biotic resources.	✓		✓			✓			

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3-6	7+	on-going
Impacts of Natural Resource Extraction on Areas of Special Concern	13. Discourage natural resource extraction techniques which significantly impact biotic resources, with emphasis on areas of special concern; support the efforts of Antelope Valley Coordinated Resources Management Committee to discourage open-pit, strip mining in that location and others which have sensitive aquatic or terrestrial conditions or which drain to such areas. (See also Policies 30-31)	13. Project and Environmental Review Procedures.	✓	✓							✓
Impacts of Grazing on Areas of Special Concern	14. Encourage cattle owners to manage grazing to minimize adverse impacts on sensitive habitat types.	14. Make information available to cattle owners on environmentally sensitive grazing techniques.	✓					✓			
Effects of Off-Highway Vehicles	15. Discourage off-highway use in Areas of Special Concern.	15a. Request a "Build-a-Mile, Close-a-Mile" policy in timber harvest areas.	✓		✓		✓				
		15b. Accept, or in some cases require, road closure as wildlife mitigation.	✓	✓							✓
		15c. Encourage the USFS to deemphasize road construction.	✓								✓
Effects of Herbicides	16. Discourage the use of herbicides in and around sensitive habitats, such as streams and meadows.	16a. Develop herbicide application standards for County road personnel responsible for spraying.			✓	✓ EnvHlth			✓		
		16b Continue to encourage the USFS to prevent the use of herbicides.	✓								✓
Old Growth Forests	17. Discourage removal or significant disturbance of any remaining old growth forests.	17a. Express County position through interagency coordination and Environmental Review Procedures.	✓								✓
		17b. Consider as basis for future policy the principles which result from the USFS Old Forest/Riparian Network Program.	✓	✓	✓						✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3-6	7+	on-going
Tree Loss in Developing Areas	18. Within Community Areas, require any urban developments to retain stands of trees with connections to other forested areas in a manner which does not significantly reduce the reproduction capability of trees and understory vegetation within those stands.	18. Amend Zoning Ordinance to include tree retention standards.	✓		✓			✓			
Native vs Exotic Plants	19. Require the utilization of native or non-invasive, non-native plants in the landscaping of new developments.	19. Amend Zoning Ordinance to include landscaping requirements.	✓		✓			✓			
Effects of Fire Suppression on Habitat	20. Support responsible fuel modification through prescribed burning and other techniques when air, water, and special plants and animals will not be significantly impacted.	20. Participate in interagency coordination.	✓								✓
Habitat	21. Protect all habitat types and the continuity of habitats.	21a. Guide development into Community areas as set forth in the Land Use Element.	✓	✓							✓
		21.b Utilize habitat mitigation measures as described under #30 below.	✓	✓							✓
Annual Movement Corridors	22. Protect critical deer migration corridors as well as the movement corridors of other animals. Protect the integrity and continuity of wildlife habitats.	22a. Continue to develop animal movement corridor mapping in conjunction with the USFS and DFG.	✓								✓
		22b. Utilize stream zones as described under #1-3 above.	✓	✓							✓
Roadside Kills	23. Encourage Caltrans to use measures to reduce potential for roadside kills such as:	23a. Send letter to Caltrans requesting changes in current signs and discouraging use of salt.	✓				✓				
	a. Posting additional signs indicating the potential for roadside kills, especially in the Sierraville-Loyalton and Sierraville-Truckee corridors;	23b. Send letters of opposition to Caltrans regarding potential speed enhancing improvements.	✓								✓
	b. opposing any road improvements which increase vehicle speeds;										✓
	c. utilizing sand rather than salt on icy roads in deer concentration areas to avoid attracting them to roads.	23c. Discourage Public Works salt utilization for County roads.				✓ PblcWks					

Issue/Text Reference		Policy		Implementation Measure	Responsibility				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	3-6	7+	on-going
Initial Environmental Review Procedures	24.	In conjunction with DFG and USFS review, establish County staff field review procedures which will identify if special habitats are present as part of the initial environmental review; if there is any indication of special habitats staff shall either consult with the Biology Interagency Task Force (described below) or require study of the issue as part of environmental review.	24.	Write and utilize County staff field review procedures in conjunction with DFG personnel.	✓					✓			
Environmental Review Procedures	25.	Adopt County CEQA Guidelines which establish special initial environmental review procedures, standards for EIR contents, and thresholds for determining significance based on the policies of this General Plan. The determination of significance should be based on all available evidence, not just the mapping and information contained in this Element.	25.	Prepare Sierra County Environmental Review Procedures incorporating CEQA compliance and environmental impact thresholds, evaluation criteria, issues, ,and requirements throughout the General Plan.	✓		✓			✓			
Sierra Summit / Bio-Regional Council	26.	Cooperate in the informational activities and other functions of the future Bio-regional Council so long as they do not conflict with this General Plan.	26.	Influence the Bio-Diversity Council as appropriate to confirm Sierra County's position.	✓				✓				
					✓				✓				

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3-6	7+	on-going
Interjurisdictional and Regional Biology	27. Develop programs to identify and protect sensitive areas.	27a. Work with DFG, USFS, and others to create maps, guidelines, and MOUs.	✓						✓		
		27b. Support land acquisitions for habitat enhancement that are deemed to be in the County's interest.	✓		✓						✓
		27c. Comment on potentially impacting land exchanges and land uses in adjacent jurisdictions.	✓								✓
Declining Monies Available for Wildlife Habitat Enhancement Projects	28. Recognize the reduced level of wildlife habitat enhancement sponsored by trustee agencies when reviewing the environmental impacts and possible mitigation measures of proposed projects.	28. Ensure that the environmental documentation and project review process recognizes reduced levels of habitat enhancement.	✓	✓	✓						✓

Issue/Text Reference		Policy		Implementation Measure	Responsibility				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	3-6	7+	on-going
Mitigation Measures for Special Species and Habitats	29.	To the extent possible based on current scientific knowledge, utilize mitigation guidelines which are specific to the species and habitats in the County.	29.	Utilize the Biological Mitigation Guidelines contained at the end of this section as a basis for the formulation of mitigation measures. Actual measures required may be modified based on verifiable evidence specific to the project site under review. These guidelines should be updated as necessary based on involving scientific knowledge.	✓	✓	✓						✓
Mitigation Monitoring	30.	Accept conservation easements protecting special species and natural communities as partial mitigation for projects over which the County has jurisdiction where complete or near-complete habitat/species population avoidance is not feasible.	30.	Identify areas appropriate for mitigation/ conservation easements and a program for their establishment and maintenance. Areas of Special Concern discussed in the Background section are appropriate, particularly when they are especially sensitive and are threatened; examples include Independence Lake, Perazzo Meadows, the Little Truckee River, Kyburz Flat, Webber Lake, and the Jackson Meadows and Milton Reservoirs. Other possible mitigation/conservation easement areas are any that compliment the Old Forest/ Riparian Network envisioned on the Tahoe National Forest.	✓			✓ IntrAgncy TaskFrce				✓	✓
	31.	Require monitoring of projects with the potential to significantly impact biotic resources.	31.	Prepare a Mitigation Monitoring Fee Ordinance.	✓		✓				✓		
Boat Ramps/Fishing Pressure	32.	Require that any boat ramp improvements to lakes not induce growth or pressure which results in over use of resources.	32.	Develop a master plan as a part of the recreation policies identifying boat ramp improvements needed	✓	✓	✓				✓		
Adjacent County Habitats	33.	Special habitats exist in adjacent Counties including but not limited to Sierra Valley Marsh (Plumas County), critical deer habitat (Lassen County), Independence Lake (Nevada County), and the Verdi Interstate Deer Herd, and these wildlife values need to be emphasized by Sierra County.	33a.	Consistently communicate with neighboring jurisdictions an project review.	✓								✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3-6	7+	on-going
		33b. Seek a regional plan for resource protection.	✓		✓						✓
Fish Stocking	34. Require greater attention to stocking area lakes.	34a. Continue to support increased stocking amounts.	✓								✓
		34b. Pursue development of local fish hatcheries.									

BIOLOGICAL MITIGATION GUIDELINES

(Source: Tuolumne County Wildlife Handbook as Amended for Sierra County with Assistance from Department of Fish and Game)

I. GENERAL GUIDELINES FOR WILDLIFE HABITAT

A. Through wildlife mitigation/conservation easements and other planning measures, the County will attempt to maintain a continuous network of valuable wildlife habitat throughout the County by providing habitat corridors for wildlife moving between the larger tracts of high-quality habitat; this network should be coordinated with the Old Forest/Riparian Network envisioned for the Tahoe National Forests.

B. The County will require mitigation for cumulative impacts on wildlife, as well as direct and indirect impacts from individual projects.

C. The following priorities will apply in selecting among feasible mitigation measures (from highest to lowest priority):

- Mitigation measures will be implemented on or adjacent to the project site and will replace, protect, or improve the same kinds of habitats as those lost or damaged by the project (in-kind, on-site).
- Improvement of the same habitats as those lost, but at an appropriate site elsewhere (in-kind, off-site).
- Improvement of alternative habitat types at or adjacent to the project site (alternative-kind, on-site).
- Improvement of alternative habitat types at an appropriate site elsewhere (alternative-kind, off-site).

D. The ideal model for preserving or restoring a terrestrial wildlife habitat will be to mimic the historic condition of that habitat in the local area.

E. In preserving or restoring a wildlife habitat to benefit a particular species, it is recognized that some departures

from the historic condition may be necessary, but such departures should be minimized.

F. In selecting a mitigation option, priority should usually be given to improving or replicating natural ecosystems rather than artificial ones. For example, it is usually preferable to improve natural reproduction of fish or wildlife rather than relying on hatcheries or captive breeding to augment natural populations.

G. The range of available mitigation options will depend on the parcel size involved. On larger parcels there are more possibilities for on-site mitigation such as clustering of units, buffer zones, careful siting to avoid sensitive areas, and habitat improvements in undeveloped portions of the site.

H. Mitigation options will also be limited by the intensity of development on a parcel. For high-intensity developments, there may be little or no opportunity for on-site mitigation.

I. To protect fish and other aquatic animals, the County should cooperate with the Department of Fish and Game (DFG) to obtain adequate habitat protection through in stream flow and stream bed alteration agreements with developers. Other protections will include erosion control measures and riparian setbacks.

J. To protect special wildlife species nesting, denning, and roosting sites, the County should cooperate with the US Forest Service district biologists to obtain the location of the sensitive sites.

II. SPECIFIC MEASURES APPLYING TO PROJECTS AFFECTING USE AREAS OF SPECIAL SPECIES

If there are possible impacts on threatened, endangered, or other special species, the County should consult with the California Department of Fish and Game and/or U.S. Fish and Wildlife Service before assessing impacts and determining the appropriate mitigation. Field surveys will be required. Some possible mitigation measures are listed below.

Bald Eagle

A1. If there are trees in or near the project area that are used regularly as roosting or feeding perches:

a) Prohibit all construction activities within 1/4 mile of each perch during the period when eagles are normally present (typically November-April).

b) Prohibit all disturbance of the actual perching trees.

c) If it is an important perching site (a group of trees used regularly by several eagles nearly every winter), enforce a building setback of 1/4 mile (or more, if necessary) to avoid disturbance to the perch.

d) Plan development to avoid increasing human activity around important perches when eagles are present. This includes prohibiting boating within the vicinity, and ensuring that perches are screened from view from developed areas, including roads and trails, e.g., by retaining trees or siting developments behind hills.

A2. In areas used regularly for feeding, require measures to ensure that the eagles' food supply (mainly fish, waterfowl, and carrion) is not diminished; restrict the use of pesticides that could contaminate these foods; and restrict boating during the season when eagles are present.

Peregrine Falcon Breeding Sites

B1. Peregrine falcons nest on ledges on large cliffs, and are extremely rare in the County. None are known to breed on private land. If they do, mitigation shall be determined in consultation with the appropriate agencies.

Great Gray Owl

C1. Prohibit disturbance to wet, moist, and dry meadows within breeding territories.

C2. Prohibit major disturbance (such as clearcutting) to forests bordering such meadows, in a 600-foot wide strip. Within this strip, some selective timber harvest may be permissible, provided that it occurs outside the breeding session (March 15 - August 15) and that sufficient large trees and snags are allowed to remain. To the extent possible, given existing habitat conditions, the remaining canopy closure should be more than 40%, with overstory trees 21 inches in diameter or greater (measured 4.5 feet above the ground) and at least 3 snags greater than 21 inches in diameter per acre.

C3. Prohibit disturbance to any nest tree that has been active within 3 years and is still suitable for nesting. Provide for a building setback of 500 feet around the tree. Within this setback, some timber harvest and vegetation clearing may be permitted as described above, but not within 200 feet of the tree or during the breeding season (March 15 - August 15).

C4. Any disturbances to be allowed within a breeding territory must be incorporated in a management plan to be approved by the appropriate agencies.

C5. If a project may have impacts on a regularly used wintering area, appropriate mitigation should be devised in consultation with the appropriate agencies.

Heron Nesting Colonies
(Great Blue Heron and Great Egret)

D1. Prohibit construction activities within 1/4 mile of the colony site during the nesting season (February 15 - September 1).

D2. Require a building setback of 1000 feet from colony sites that have been active within 2 years; this could be reduced to as little as 300 feet if the colony is out of sight from the building site and inaccessible due to topographic or water barriers.

D3. If a setback is not feasible, require full habitat replacement elsewhere.

Wood Duck Nesting Sites and Wintering Concentrations

E1. Building and clearing setbacks of 200 feet from lakes, ponds, and streams in nesting and wintering areas that have been active within 2 years.

E2. Prohibit disturbance to nesting trees that have been active within 2 years and are still suitable for nesting.

Other Raptors (Eagles, Hawks, and Owls)

G1. Provide the following building and clearing setbacks around nest-sites that have been active within 3 years, if they are still suitable for nesting: long-eared owl and burrowing owl (300 feet); northern goshawk, Cooper's hawk, sharp-shinned hawk, northern harrier, and black-shouldered kite (500 feet); and golden eagle, osprey, and prairie falcon (1000 feet).

G2. Allow limited clearing and timber harvest within the setbacks, but only under the conditions specified for great gray owl (C3).

G3. Prohibit all construction activities within the following distances of active nests during the nesting season: long-eared owl and burrowing owl (600 feet); golden eagle, osprey, and prairie falcon (1/2 mile); and all other species listed above (1/4 mile). Nesting seasons are defined as follows:

Long-eared owl: March 1 - June 30
Burrowing owl: April 15 - July 15
Golden eagle: February 1 - June 30
Osprey: April 15 - August 1
Prairie falcon: April 15 - July 15
Northern goshawk: April 1 - August 31
Cooper's hawk: April 15 - August 31
Sharp-shinned hawk May 15 - August 15
Northern harrier April 1 - June 30

G4. Protect colonial roosting sites used regularly by 4 or more black-shouldered kites or long-eared owls by requiring the same buffer zones as noted in G3 above, during the season of regular use.

G5. These setbacks and buffer zones could be reduced based on considerations of inaccessibility and lack of visibility of the nest- or roost-site, but only on the recommendation of a qualified biologist who has inspected the site.

G6. Prohibit any disturbance of the actual nest- or roost-sites.

Nest-Sites of Other Target Birds

Based on the wildlife inventory, it is unlikely that black-crowned night-heron, harlequin duck, or tricolored blackbird nest in the study area. If these species are present, mitigation measures shall be designed in consultation with the appropriate agencies and experts. Mitigation measures for the other target birds listed in Table II-1 are presented below.

H1. Provide the following building and clearing setbacks around nest-sites that have been active within 2 years and are still suitable for nesting: pileated woodpecker (500 feet), double-crested cormorant (300 feet), and purple martin (200 feet). Limited tree cutting could be permitted within these setbacks, but not during the breeding season (defined below). Within the pileated woodpecker setback, to the extent possible, the remaining canopy closure should be more than 40%, with overstory trees 21 inches in diameter or greater (measured 4.5 feet

above the ground) and at least 3 snags greater than 21 inches in diameter per acre.

H2. Within the breeding season, human disturbances shall be prohibited around active nets, within these setbacks. Nesting seasons are defined as follows: pileated woodpecker (March 1 - July 15), double-crested cormorant (April 1 - July 31), and purple martin (March 1 - August 15).

H3. Yellow-breasted chats would be adequately protected by the standard riparian setbacks.

H4. Willow flycatcher nesting territories shall be protected by preserving meadow habitat (see Q1-Q3) and by regulating livestock grazing to limit browsing on low willow foliage (below 6 feet), which is required for nesting cover.

H5. Disturbance to nests or nest trees of all target birds shall be prohibited, if they have been active within 2 years and are still suitable for nesting.

Breeding Sites of Target Amphibians

I1. Require appropriate measures to maintain the existing water quality and water supply.

I2. Prohibit introductions of fish or amphibians that are not native to the site.

Trout

J1. In most cases these species would be adequately protected by the mitigation measures for streams and riparian habitats (see below). If it appears that additional measures are needed, County staff shall consult with the Department of Fish and Game.

Migratory Deer: Highly Critical Winter Range, Fawning Areas, Major Holding Areas, and Major Migration Corridors

Note: All migration corridors and major holding areas of migratory deer are not shown on the Wildlife Maps, and many fawning areas are not mapped, due to a lack of conclusive data on most locations.

K1. Maintain large-parcel zoning (80 acres or more) in highly critical winter range. Highly critical winter range for the Loyalton Truckee Deer Herd is mapped on the Wildlife Maps; however, other critical winter range may exist and this issue should be investigated as part of environmental review.

K2. Maintain large-parcel zoning (40 acres or more) in major migration corridors that have been confirmed and mapped on the Wildlife Maps.

K3. Require building setbacks of 1,000 feet from known fawning areas that are mapped on the Wildlife Maps and/or the latest DFG migratory deer herd maps.

K4. Require building setbacks of 500 feet from major migration corridors and major holding areas that been confirmed and mapped on the Wildlife Maps.

General Deer Use Areas

These areas are unmapped, but essentially entail the remainder of the County not included in the above categories.

L1. Use open space zoning, conservation overlays, and building setbacks to protect riparian, wet meadow, aspen habitats, key feeding, movement corridors, shelter areas, and other deer use features.

L2. Where appropriate, require that building sites be clustered on the least environmentally sensitive portions of the parcel, and minimize clearing of oaks, other trees, and shrubs (except clearing

designed to enhance deer habitat).

L3. Dog control: require that all dogs be enclosed or leashed.

L4. Fencing restrictions: (a) barbed wire fences shall be limited to four or fewer strands, with no strand lower than 18 inches or higher than 48 inches above the ground; (b) hogwire fences shall be limited to an area of 10 acres or less, and only allowed if needed for livestock such as hogs or sheep; (c) deer-proof fences shall be allowed only around homesites and adjacent gardens and animal enclosures, and lowest strand not barbed.

L5. For all lot splits require habitat improvement measures. Examples of habitat improvement include (a) clearing or prescribed burning of dense brush fields to create openings of 10 to 50 acres with suitable cover at the edge of each opening, (b) planting of preferred native food plants, and (c) removing small trees encroaching on the edges of meadows.

L6. For potential barriers to deer movement, such as large pipelines or steep-sided canals, provide deer crossings at suitable intervals (e.g., by burying pipelines or providing suitably designed ramps across canals).

L7. For projects other than residential or retail business development, all newly created roads shall be closed by locked gates unless there is a demonstrated need for public access. Temporary roads created for construction purposes shall be permanently blocked to vehicle traffic when construction is completed.

SAFETY ELEMENT



GENERAL PLAN
2012

SIERRA COUNTY GENERAL P·L·A·N

JULY 1996

14. Safety Element

Introduction

The following excerpt from the Government Code explains the function of the Safety Element:

> **Government Code Section 65302(g):** [The general plan shall include] a safety element for the protection of the community from any unreasonable risks associated with the effects of seismically induced surface rupture, ground shaking, ground failure, tsunami, seiche, and dam failure; slope instability leading to mudslides and landslides; subsidence and other geologic hazards known to the legislative body; flooding; and wildland and urban fires. The safety element shall include mapping of known seismic and other geologic hazards. It shall also address evacuation routes, peakload water supply requirements, and minimum road widths and clearances around structures, as those items relate to identified fire and geologic hazards.

The General Plan Guidelines identifies those items listed above as "Mandatory Issues" to be addressed in the General Plan (see Issues section below).

This Element deals with the various geologic hazards listed above, plus flooding and emergency preparedness. The fire hazard issue is primarily dealt with in the Public Facilities Element.

dealt with in the Public Facilities Element.

Detailed information related to the Safety Element is contained within the Background Report. Specific Safety Element topics discussed include:

- Flooding
- Dam Failure
- Geologic Hazards Including Seismicity
- Mine Shafts
- Avalanche Hazards
- Fire Hazards
- Evacuation Routes

A few key maps from the Background Report are retained among the following pages - pertinent information regarding these maps is contained in the Background Report.

Element Goal

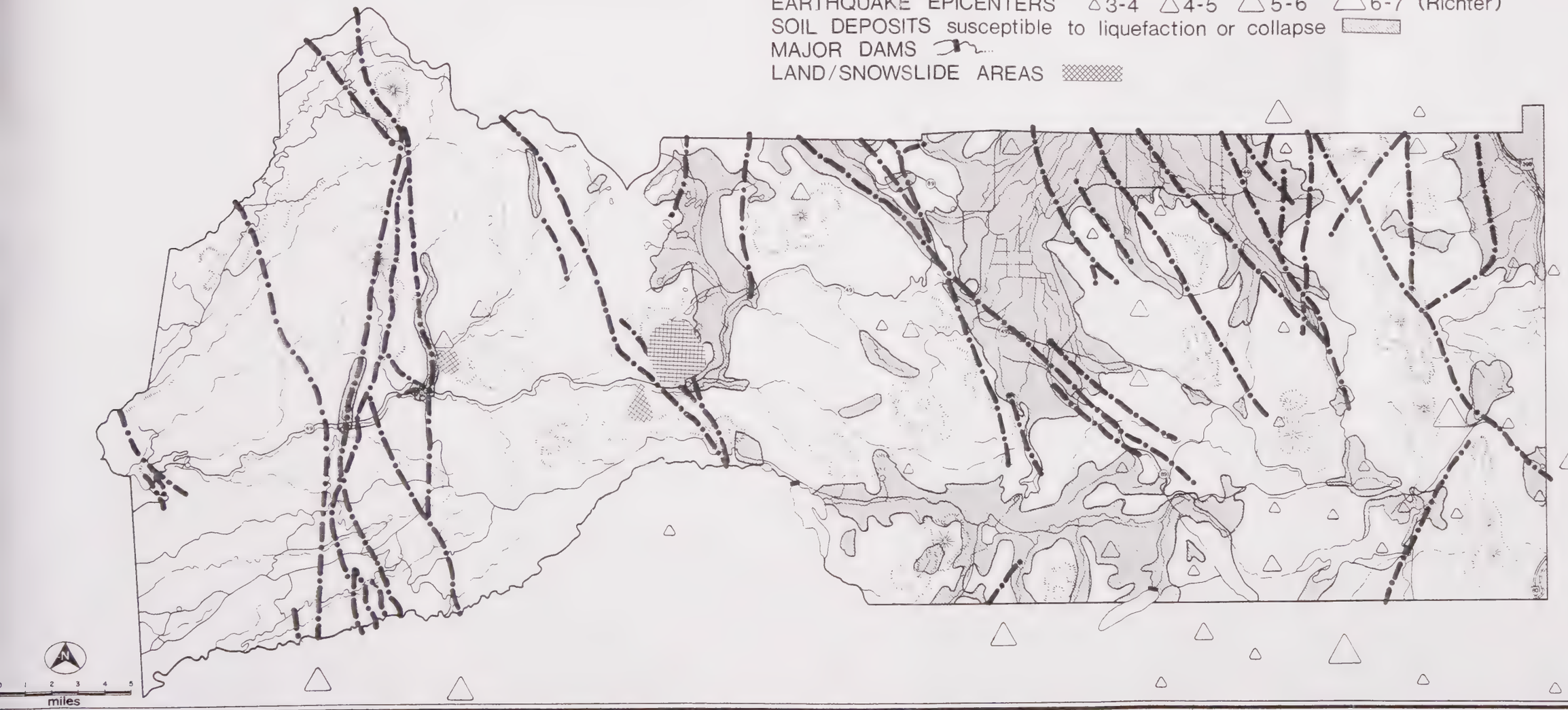
It is the County's goal to maintain a high level of safety for people and property by limiting the exposure of its residents to safety hazards, including seismic and geologic hazards, flooding and fire.

Background/Future Needs

Detailed information related to the Safety Element is contained within the Backgroun Report. Specific topics discussed include:

- Flooding
- Dam Failure
- Geologic Hazards Including Seismicity
- Mine Shafts
- Avalanche Hazard
- Fire Hazard
- Evacuation Routes

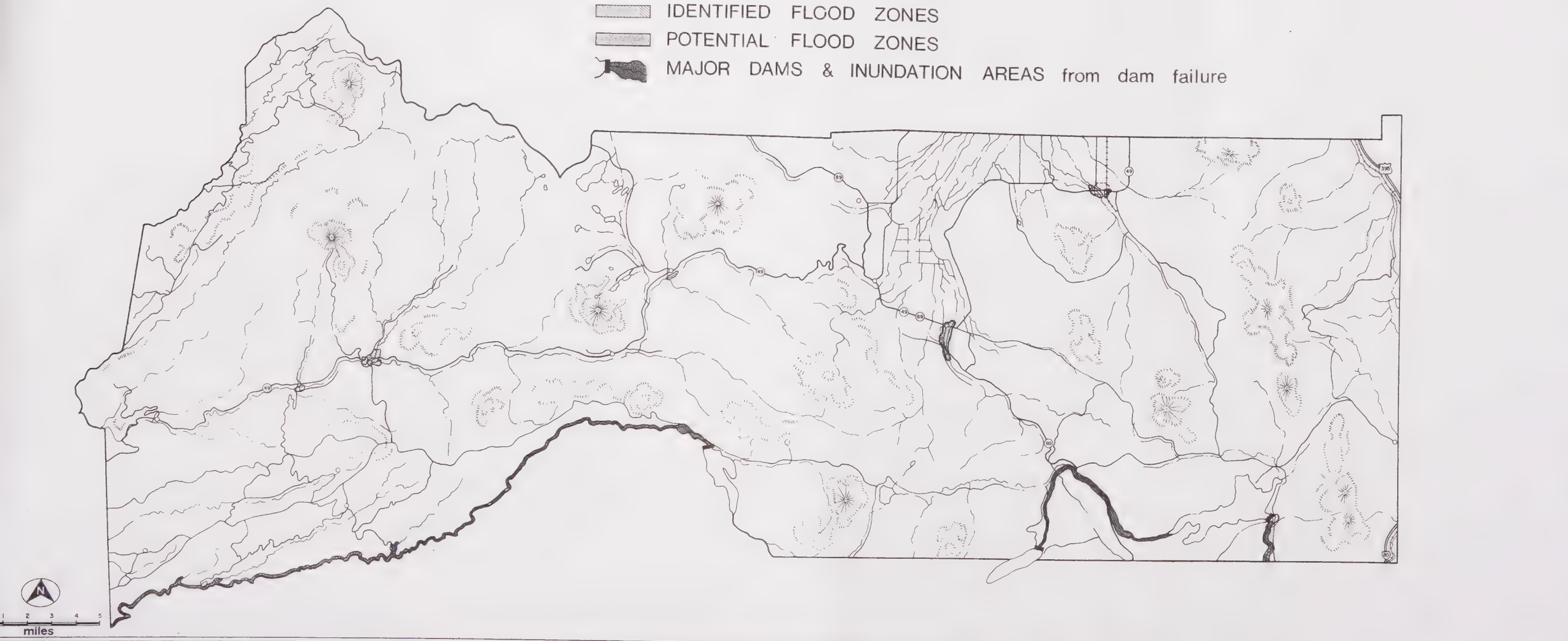
GEOLOGIC FAULTS
EARTHQUAKE EPICENTERS △3-4 △4-5 △5-6 △6-7 (Richter)
SOIL DEPOSITS susceptible to liquefaction or collapse
MAJOR DAMS
LAND/SNOWSLIDE AREAS



SIERRA COUNTY GENERAL P·L·A·N

SIERRA COUNTY
CALIFORNIA

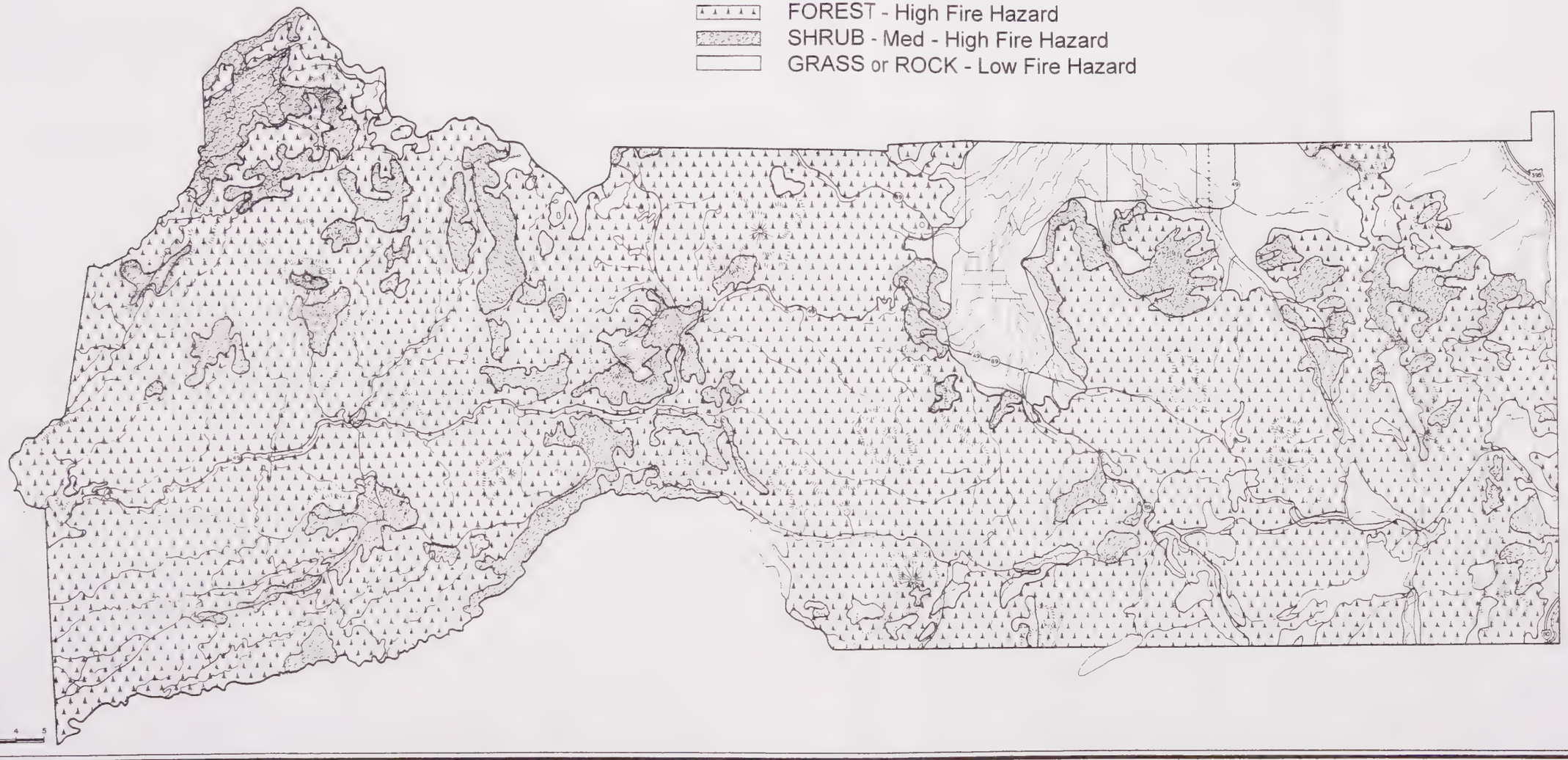
Figure 14-1
GEOLOGY / SEISMIC CONSTRAINTS MAP



SIERRA COUNTY GENERAL P·L·A·N

SIERRA COUNTY
CALIFORNIA

Figure 14-2
FLOOD HAZARD CONSTRAINTS MAP



SIERRA COUNTY GENERAL P·L·A·N

SIERRA COUNTY
CALIFORNIA

Figure 14-3
FIRE HAZARD MAP

Related Plans

The California Office of Emergency Services (OES) has a State Emergency Plan which outlines California's Emergency Management System. This System coordinates the various State emergency response entities.

The County currently has had an Emergency Services Plan (ESP) for several years prior to this update (1993). The ESP ties in with the State Emergency Plan by identifying the various emergency services providers in the County.

The Tahoe National Forest Land and Resource Management Plan contain the following Goal and Desired Future Condition related to fire management (p. V-12):

> **Protection**
>
> 1. Protect resources from wildfire, commensurate with resource values, through fire management; treat fuels primarily through utilization and the use of prescribed fire.
>
> **Desired Future Condition**
>
> **Fire and fuel management activities will have minimal cost and cause the least net value change on a management areas, except where management direction requires a more intensive level of protection (i.e., urban/rural/wildland interface). The fire program will result in improved protection, but there will still be situations where structures are lost under extreme burning conditions. Prescribed fire will be used to meet wildlife and timber management objectives and will create improved vegetative conditions.**

The Quincy Library Group (QLB) proposes standards and guidelines which require the following:

- Concentrate fuel treatment along roads and ridges (p. V-44)
- Develop specific project plans for the urban interface and other areas of key value and/or risk (p. V-45)
- Utilize available fuel treatment activities including prescribed burning, rearrangement, removal, and

utilization (p. V-45)

— Create annual plans for fire prevention at the Forest and Ranger District levels (p. V-45)

— Utilize the fire suppression strategy based on hazard rating weather, and values at risk (p. V-45)

Assumptions

1. It is in the County's interest to continue to take an active role in coordinating emergency preparedness and response activities.

2. Some safety hazards, including most geotechnical hazards, are most effectively identified on individual sites undergoing project review.

3. Other safety hazards, such as flooding, are or can be identified and mapped in anticipation of the event.

4. Wildfire danger and fuel load build-up will continue to be a primary safety concern of the County.

Table 14-1
SAFETY ELEMENT
GOALS, POLICIES, AND IMPLEMENTATION MEASURES

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	6	7	on-going
FUNDAMENTAL GOALS OF THE GENERAL PLAN 1. It is the County's most fundamental goal to maintain its culture, heritage, and rural character and preserve its rural quality of life. 2. It is the County's goal to defend its important natural features and functions; these have included and always will include, scenic beauty, pristine lakes and rivers, tall mountain peaks and rugged forested canyons, abundant and diverse plants and animals, and clean air and water and watershed values. 3. It is the County's goal to foster compatible and historic land uses and activities which are rural and which contribute to a stable economy. 4. It is the County's goal to direct development toward those areas which are already developed, where there are necessary public facilities and where a minimum of growth inducement and environmental damage will occur. The pattern of land uses sought by the County is a system of distinct and cohesive rural clusters amid open land. 5. It is the County's goal to provide a comprehensive Plan for all lands and uses within the County regardless of ownership or governmental jurisdiction. SAFETY GOAL 1. It is the County's goal to maintain a high level of safety for people and property by limiting the exposure of its residents to safety hazards, including seismic and geologic hazards, flooding, and fire.											
Flooding	1. Support the efforts of OES and local flood control organizations such as the Downieville Flood Control District and the Smithneck Creek Coordinated Resources Management Plan Group; cooperate with the City of Loyalton in its efforts to reudce the effects of flood flows	1a. Provide technical assistance and other support to local flood control organizations as feasible.	✓								✓
		1b. Work toward stormwater detention for Sierra Brooks and the new industrial land surrounding the Loyalton mill site to avoid future increases in peak stormflow, or participate with the City of Loyalton in minimizing the effects of future stormflow increase.									
	2. Encourage open space uses and restrict dwelling in floodplains outside of Community areas.	2. Open Space designation zoning along streams and rivers which are identified flood plains.	✓		✓			✓			

Issue/Text Reference		Policy		Implementation Measure	Responsibility				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	3-6	7+	on-going
	3.	Continue to require special flood design for new structures built within the floodplain of Community areas.	3a.	Project review based on Special Treatment Area-Floodplain Overlay. (Land Use Policy 23)	✓	✓							✓
			3b.	Adopt a Flood Drainage Prevention Ordinance which requires engineering analysis to ensure proper and safe building practices.	✓			PW[1]			✓		
	4.	Maintain accurate and current floodplain information. Avoid downstream flooding potential by protecting natural drainage and vegetative patterns through project site plan review.	4.	Communicate with the Federal Emergency Management Agency (FEMA). Require site plan review and develop flood management standards.	✓								✓
Dam Failure	5.	County OES shall prepare for emergency response to dam failure in compliance with State law. The 1974 Emergency Services Act requires the owner of a dam to submit an inundation map.	5a.	Obtain and consolidate dam failure inundation maps from dam owners and add them to the General Plan Safety Element Background section when available.	✓					✓			
			5b.	Prepare Dam Failure Evaluation Plans per OES specifications for County owned reservoirs.	✓		✓				✓		
			5c.	Pursue wavier of inundation map for Sardine Lake Dam since it qualifies under the Emergency Services Act for a wavier.	✓		✓			✓			
Seismic Hazard	6.	Require structural setbacks from known active earthquake faults.	6.	Open Space designations or Special Treatment Overlay and zoning along known earthquake faults providing a minimum 50-foot setback.	✓		✓			✓			
	7.	Require new structures which can withstand projected seismic shaking for the region.	7.	Continue to implement current Uniform Building Code.				BD[2]					✓
Geologic Hazard	8.	Restrict new development in areas of high liquefaction potential, subsidence, slope stability hazard, and other geologic hazards, unless it can be proven that potential risk to persons and properties can be minimized.	8.	Environmental review of project proposals and conditions of approval addressing hazards. Environmental review shall include analysis by a qualified geologist.	✓	✓		BD[2] PW[1]					✓
Avalanche Hazard	9.	Restrict new development in areas of historic snow avalanche.	9.	Environmental review of project proposals and conditions of approval addressing hazards. Environmental review shall include analysis by a qualified specialist in avalanche hazard.	✓	✓							✓

[1]Department of Public Works
[2]Building Department

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	6	7	on-going
	10. Seek updated information on avalanche hazard in Sierra County, particularly maps of areas of high avalanche hazard in the vicinity of communities.	10. Communicate with the National Forests to obtain any evolving information.	✓								✓
	11. Investigate means of lessening avalanche risk in Sierra City.	11a. Contact avalanche specialists regarding the hazard at Sierra City.	✓								✓
		11b. If funds become available commission a full study of the problem.	✓		✓						✓
Emergency Preparedness	12. Actively fund and participate in the State Office of Emergency Services (OES) functions.	12. Continue to fund the activities of the County's OES coordinator.			✓			✓			
	13. Maintain a comprehensive and current Emergency Services Plan (ESP).	13. Upgrade the current ESP and maintain it.				OES[1]		✓			
	14. Through the Emergency Services Plan (ESP) coordinate the various entities which provide emergency services.	14. Solicit participation by the various departments and districts in the Emergency Services Plan update.				OES[1]					✓
Evacuation Routes	15. Identify evacuation routes within the Emergency Services Plan (ESP).	15. ESP update.				OES[1]					✓
	16. Utilize CDF road design standards.	16. Project review.	✓	✓		PW[2]					✓
	17. Recognize that CDF road design standards for fire safety will result in unwanted environmental impacts in many instances and restrict land uses to areas where road development to those standards will result in least impact.[3]	17. Project review.	✓	✓		PW[2]					✓

Issue/Text Reference		Policy		Implementation Measure	Responsibility				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	6	7	on-going
Environmental Review Procedures	18.	Incorporate the concerns of this Element into all project and environmental review.	18.	Revise Environmental Review Procedures and development applications requesting appropriate information.	✓	✓	✓			✓			
Fire	19.	Land use patterns and development standards shall minimize fire hazard.	19.	Develop "fire safe" ordinance consistent with Public Resources Code, Section 4290.	✓		✓			✓			
	20.	Encourage maintenance of high fire protection standards for all public and private development.	20.	Same as #19 above.									
	21.	Encourage fire protection districts and agencies to determine appropriate levels of service and to upgrade facilities.	21a.	Expand districts or create new districts where feasible.		✓	✓						✓
			21b.	Encourage districts to adopt fire protection ordinances.		✓	✓						✓
	22.	Support efforts of Quincy Library Group for fuel load reductions on all timberlands(public or private).	22.	Coordinate with CDF and USFS.	✓	✓	✓						✓
Hazardous Materials	23.	Provide for the identification, safe use, storage, transport and disposal of hazardous materials.	23.	Adopt policies that reduce risk of hazardous spills along major transportation routes that parallel waterways (I.e., SR49 and I-80).		✓	✓						✓

[1]Office of Emergency Services Coordinator
[2]Department of Public Works

ENERGY ELEMENT



GENERAL PLAN
2012

SIERRA COUNTY GENERAL P·L·A·N

JULY 1996

15. Energy Element

Introduction

An Energy Element is not one of the seven required General Plan elements. However, the General Plan Guidelines describe an energy conservation element as one of the optional elements local agencies can adopt (p. 179). Additionally, the Conservation Element prescriptions of the Guidelines list "water and its hydraulic force" as one of the Mandatory Issues (p. 117); this Element deals with the hydroelectric potential of this force. The Conservation Element prescriptions also list "minerals" as one of the Mandatory Issues (p. 118). Geothermal resources are lumped into the broad category of minerals in the Guidelines (p. 120). Finally, the General Plan Guideline contain "Geothermal Element Guidelines", the purpose of which is described in the following excerpt from the Guidelines (p. 283):

> The Public Resources Code offers counties (but not cities) the opportunity to exert local control over some aspects of geothermal energy exploration, recovery, and power production. Counties which have adopted geothermal elements may be delegated lead agency responsibilities (defined in the California Environmental Quality Act) for exploratory geothermal well projects and primary permitting powers for large geothermal plants (Public Resources Code Sections 3715.5 and 25540.5). These duties are otherwise administered by the Department of Conservation (Division of Oil and Gas) and the State Energy Resources Conservation and Development Commission (California Energy Commission).

To put this into perspective, under usual circumstances the State Division of Oil and Gas (DOG) regulates geothermal well drilling (Public Resources Code Section 3700 et seq. and Chapter 4, Title 14, California Administrative Code, Subchapter 4). The California Energy Commission (CEC) regulates the siting of geothermal power plants over 50 megawatts to the exclusion of local land use control. Counties regulate exploratory wells and development-field wells through zoning and other land use controls provided that their regulations do not conflict with those of the state (59 Cal.Ops.Atty.Gen. 461 (1976)).

This Element addresses geothermal energy potential as well as other forms of energy and energy conservation in Sierra County.

Element Goal

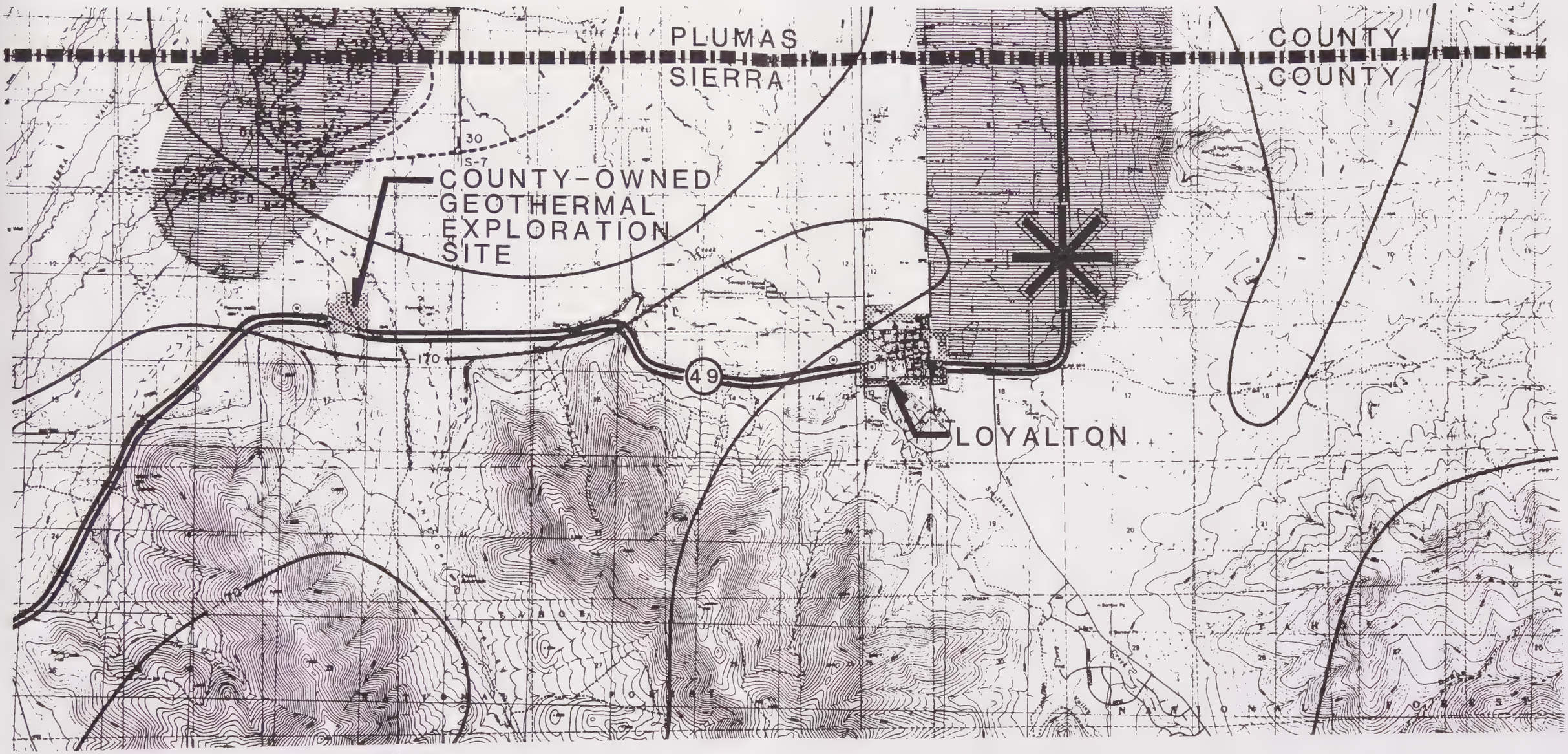
1. It is the County's goal to promote renewable, low impact energy sources, foster energy conservation, and to look toward use of existing resources for the production of energy which is appurtenant to natural resource industries.

Background/Future Needs

Detailed information related to energy in Sierra County is contained within the Background Report. Specific energy topics discussed include:

- California Energy Sources Overview
- Local Role in Power Generation
- Sierra County Energy Use and Generation
- Sierra County's Hydroelectric Power
- Transmission Lines
- Sierra County's Geothermal Resources
- Sierra County's Solar Energy Resources
- Sierra County's Wind Energy Potential
- Sierra County's Biomass and Cogeneration Potential

The Background Report includes various maps and charts related to these topics -- two maps related to geothermal and wind energy are retained in this document because of their relationship to potential land uses.



Source: – SAI Engineers, Inc., Nov. 1983, Plate 7, and information from the Geothermal Investigation for the City of Santa Clara by SAI Engineers, Inc.

Figure 15-1
KNOWN GEOTHERMAL SOURCES

LEGEND

170 — CONTOURS OF SIMPLE BOUGER GRAVITY IN MILLIGALS

50 CONTOURS OF WELL TEMPERATURE

GEOTHERMAL PROSPECTS IDENTIFIED BY AEROMAGNETIC INTERPRETATION

AREA OF GEOTHERMAL INTEREST

N



Figure 15-2

POTENTIAL WIND ENERGY AREAS

SOURCE: California Energy Commission "Wind Atlas" April 1985

Related Plans

The California Energy Plan is described in the Background section — in terms of local governments, it primarily entails advisory recommendations and educational steps aimed at energy-efficiency.

The Tahoe National Forest Land and Resource Management Plan (TNF, 1990) has the following statements regarding energy use on the Forest:

ENERGY CONSERVATION

1. **Current Management Direction**. The efficient use of energy is part of the criteria used for existing management practices on the TNF. The TNF does not actively solicit development of the various energy minerals or resources.
2. **Supply or Production Capacity.** Energy consumption is classed into two types, (1) direct consumption of energy by TNF administration and (2) indirect consumption by TNF users, permittees, and contractors. Direct consumption is by vehicle fuel, building utilities, and management practices. The amount of fuel used varies by vehicle type. Fuel use has stabilized in recent years as more economy vehicles are used and travel is reduced. Most administrative buildings are over twenty years old . . . and are not as energy efficient as they could be. Retrofitting buildings and other measures are currently occurring. Indirect consumption cannot be controlled by the TNF other than by transportation systems design and seasonal recreation use restrictions.

The TNF Plan then has the following goal and Desire Future Condition:

ECONOMIC AND ENVIRONMENTAL EFFICIENCY

1. Provide energy-efficient land management practices where practical.

   Desired Future Condition
   Forest Service management programs will be conducted using the least-cost method of meeting the goals and objectives of the Plan.

Specific management direction calls for the following steps (p. V-19)

- The use of all forms of energy conservation as appropriate,
- The encouragement of mass transportation in areas of heavily used public recreation,
- The use of review procedures for wind energy sites,
- The restriction of wind forms from various sensitive areas, including "Special Interest Areas", "Research Natural Areas", all scenic areas, and other,

- The retrofit of all building and facilities for which energy surveys indicate a favorable "Savings Investment Ratio".

Assumptions

1. There will be advantages to the diversification of energy sources.

2. Energy conservation will continue to increase in importance.

3. Local agencies will continue to have permitting authority over small energy producing facilities.

4. The County can take direct action to increase energy-efficiency in buildings, vehicles, and equipment.

5. The County can influence energy consumption by creating a logical pattern of development oriented toward existing communities and road systems.

6. The County has the potential for hydroelectric, low temperature geothermal, wind, solar, and other forms of energy, as well as the responsibility to review and screen them to avoid major environmental effects.

Table 15-1
ENERGY ELEMENT
GOALS, POLICIES, AND IMPLEMENTATION MEASURES

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3-6	7+	on-going
FUNDAMENTAL GOALS OF THE GENERAL PLAN											
	1. It is the County's most fundamental goal to maintain its culture, heritage, and rural character and to preserve its rural quality of life.										
	2. It is the County's goal to defend its important natural features and functions; these have included and always will include, scenic beauty, pristine lakes and rivers, tall mountain peaks and rugged forested canyons, abundant and diverse plants and animals, clean air, water, and watershed values.										
	3. It is the County's goal to foster compatible and historic land uses and activities which are rural and which contribute to a stable economy.										
	4. It is the County's goal to direct development toward those areas which are already developed, where there are necessary public facilities and where a minimum of growth inducement and environmental damage will occur. The pattern of land uses sought by the County is a system of distinct and cohesive rural clusters amid open land.										
	5. It is the County's goal to provide a comprehensive Plan for all lands and uses within the County regardless of ownership or governmental jurisdiction.										
ENERGY GOAL											
	1. It is the County's goal to promote renewable, low impact energy sources, foster energy conservation, and to look toward use of existing resources for the production of energy which is appurtenant to natural resource industries.										

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3-6	7+	on-going
Need for General Rules Governing Energy Production Facilities	1. Establish detailed standards and regulations regarding the construction and operation of energy production facilities.	1. The County should develop energy production facility permit procedures and standards within the Zoning Ordinance which include:	✓		✓				✓		
		Standards for Facility Design and Operation									
		1a. The energy used in the construction and operation of the proposed facility shall be less than the energy produced by the facility. When applicable, the assessment shall include the energy used in transporting material to the facility and the savings represented by recycling materials or reducing solid wastes.	✓	✓	✓				✓		
		1b. A fiscal impact assessment shall be conducted on the proposed facility, and the anticipated County revenues that would result from the proposal shall exceed or equal the expenditures needed to adequately serve the site.	✓	✓	✓				✓		
		1c. The proposed facility shall not be located in a geologically unstable area, except pipelines and transmission lines which may cross fault lines when necessary. The applicant shall submit a geologic report in areas with a 10% or greater slope, and all significant impacts from erosion, landslides, subsidence, and seismic activity shall be mitigated to insignificant levels.	✓	✓	✓				✓		
		1d. Constructing the proposed facility shall not adversely impact the local housing market, local schools, or other County services, or the applicant has identified measures to mitigate such impacts.	✓	✓	✓				✓		
		1e. The facility owner shall continue to maintain, operate, and repair the facility on a regular basis.	✓	✓	✓				✓		

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3-6	7+	on-going
		1f. The facility shall not adversely effect the quality or quantity of water downstream, nor shall it contaminate local groundwater or freshwater supplies, as determined by federal stature, the Regional Water Quality Control Board, the State Water Resources Control Board, and applicable local water districts.	✓	✓	✓				✓		
		1g. The proposed facility shall mitigate any adverse effects on birds, fish, and other wildlife or their habitats.	✓	✓	✓				✓		
		1h. The developer shall reduce the risk of hazardous material releases at power producing facilities consistent with requirements of the California Health and Safety Code sections 25500 through 25553. Methods of risk reduction shall include: 1) use of non-hazardous or less hazardous material, 2) use of engineered safety systems, and 3) use of administrative controls.	✓	✓	✓				✓		
		1i. The facility shall not adversely affect air quality as determined by the Northern Sierra Air Quality Management District.	✓	✓	✓				✓		
		Standards for Site Location									
		1j. The proposal for the facility shall identify the route of all existing and proposed transmission lines, and the proposed route shall meet the requirements for transmission lines that are set forth in the Energy Element.	✓	✓	✓				✓		
		1k. The facility shall not be located within a designated Scenic Corridor, other sensitive view corridor, scenic or recreational area, or near noise-sensitive uses such as hospitals, schools, rest homes, etc.	✓	✓	✓				✓		

Issue/Text Reference		Policy		Implementation Measure	Responsibility				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	3-6	7+	on-going
			1l.	The facility shall not be within an environmentally sensitive area such as a wetland, animal or bird refuge, habitat of threatened or endangered species, or habitat of other special species as defined in the Plants and Wildlife Element.	✓	✓	✓				✓		
			1m.	If the proposed location is on an exposed hillside visible from a home site or public road, it shall be screened from view.	✓	✓	✓				✓		
			1n.	All exterior lighting shall be energy efficient and shall not extend beyond the site.	✓	✓	✓				✓		
			1o.	The facility shall be located to avoid known important archeological, paleontological, or historic resource sites. (Also see Cultural Resources Element Implementation Measures 1e and 2b.)	✓	✓	✓				✓		
Environmental Concerns: Hydroelectric Projects	2.	Sierra County should maintain review and approval authority over hydroelectric projects within its jurisdiction.	2.	All hydroelectric power generation projects located on land under Sierra County jurisdiction shall require a conditional use permit.	✓	✓							✓
Hydroelectric Development Review	3.	Sierra County shall cooperate with the California Department of Fish and Game, State Water Resources Board, the BLM, the Forest Service, and the Federal Energy Regulatory Commission, in assessing impacts to streams from existing and proposed hydroelectric power generation, diversion for consumptive use, or other uses.	3.	Sierra County shall continue to develop, as part of its hydrologic database, information on water diversions. It shall also develop information on water resources and areas that should be protected.	✓								✓
Impact of Hydroelectric Projects on Streams	4.	The County shall provide input to those federal and state decision-making bodies having the authority to grant permits for hydroelectric plants regarding criteria to be evaluated prior to issuing or denying permission to develop further the hydroelectric potential of already impacted streams and watersheds.	4.	The County shall issue letters of comment on proposed hydroelectric facilities and take strong positions on the protection of water quality and fish/wildlife habitats..	✓								✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3-6	7+	on-going
	5. The County shall actively oppose major new diversions or impoundments which have significant environmental effects or limit the County's use of the water.	5. Environmental Review Procedure and application review.	✓	✓							✓
	6. Water shall not be diverted from a stream that provides habitat for listed or candidate species of threatened or endangered status, or that is an important spawning stream or other fishery resource, unless it can be returned without significant adverse effect to habitat.	6. Environmental Review Procedure and application review.	✓	✓							✓
	7. Hydroelectric facilities shall be designed in such a way as to maintain stream flows essential for aquatic life.	7. Permit conditions should include the following:	✓	✓							✓
		7a. In-stream flow studies that use techniques acceptable to the California Department of Fish and Game, or techniques similar the U.S. Fish and Wildlife Service's *In-Stream Flow Incremental Methodology* shall be used to determine appropriate water releases to sustain existing fish populations downstream of any proposed hydroelectric facility.									
		7b. Post construction monitoring shall be conducted periodically (in consultation with the Department of Fish and Game) to determine the effectiveness of the established water releases in protecting downstream fish populations.	✓	✓							✓
		7c. Modifications in diversions or dam operations will be made as determined necessary to sustain the target fish populations.	✓	✓							✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3-6	7+	on-going
Hydroelectric Permit Conditions	8. Hydroelectric facilities shall be sited, carried out and maintained by the permit holder in a manner which best protects hydrologic and biotic resources.	8. Permit conditions shall include:									
		8a. During the permit processing period, the applicant for a hydroelectric facility permit shall submit draft hydrologic and biologic mitigation and monitoring plans to the Planning Department. The plans and proposed mitigation measures, as modified and as accepted by the County or its officers, boards and commissions, shall be approved as part of the initial conditional use permit conditions, if a permit is granted. The operator under hydroelectric facility permit shall implement the hydrologic resource monitoring plan to monitor baseline conditions and detect changes in water quality and quantity and the condition of aquatic life.	✓	✓							✓
		8b. The monitoring plan shall include a formula to calculate the appropriate portion of costs to be repaid to the County by the permit holder in the event that the County expends monies to collect baseline data for the plans.	✓	✓							✓
		8c. The hydrologic and biologic resource monitoring plans shall include: - A schedule for periodically collecting and submitting data to the Planning Department - A schedule for preparing a periodic monitoring report to the Planning Department - Provisions for periodic review and assessment of the monitoring data by qualified consultants.	✓	✓							✓
		8d. All hydroelectric permit applications, environmental documentation and proposed project conditions shall be referred to the appropriate hydrologic advisory entity and the California Department of Fish and Game prior to final action on the permit applications.	✓	✓							✓

Issue/Text Reference	Policy	Implementation Measure		Responsibility				Years from GP Adoption				
				PD	PC	BoS	Other	1	2	3-6	7+	on-going
		8e.	Permits for hydroelectric and development shall incorporate by reference and require compliance with all applicable rules and regulations of other governmental agencies meant to protect the environment, including the California Department of Fish and Game.	✓	✓							✓
		8f.	If biologic monitoring indicates that permitted hydroelectric facilities have significant adverse effects, then the County shall require the operator to take all feasible actions necessary to reduce the effects to less than significant levels, including modifying or curtailing diversions.	✓	✓							✓
		8g.	Adequate security shall be required to support all mitigation and conditions imposed by the County.	✓	✓							
Cumulative Effects of Hydroelectric Facilities	9. Hydroelectric facility projects shall be phased so that the operational impacts of a permitted project can be assessed before a subsequent project is permitted within an area which may be affected by the project.	9.	After a permit for a hydroelectric facility has been issued by Sierra County, no subsequent hydroelectric facility application within an area which may be affected by the permitted project shall be accepted until hydrologic and biologic monitoring data relating to the project has been collected for a period of not less than two years.	✓								✓
Commercial Utilization of Geothermal Resources	10. Promote land uses which utilize geothermal resources and which are consistent with the Goals and Policies of this General Plan and the criteria for the County's geothermal resource assessment/marketing studies.	10a.	Designate limited areas of known geothermal resources as "Mineral Extraction Overlay" or Agriculture.	✓		✓			✓			
		10b.	Utilize the basic criteria of the "Sierra County Marketing Final Report" to evaluate potential businesses which utilize geothermal resources and including:	✓	✓							✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3-6	7+	on-going
		- Compatibility with the Valley's way of life and environment; - Common ties with the existing economic base; - Need for increasing employment opportunities for local residents; - Need by energy-intensive industries for low-cost, reliable, low-to-moderate temperature energy supplies.									
		10c. Continue to seek out candidate geothermal-utilizing firms using the steps outlined below (from the Marketing Report):									
		1) Coordinate the preparation and mailing of an Economic Development Packet/Brochure with sponsorship or participation by the Sierra County Chamber of Commerce or similar group.	✓		✓	✓			✓		
		2) Organize one or more specific workbooks directed to support specific firms in their planning.	✓	✓	✓				✓		
		3) Develop a one-on-one telephone and personal contact with the owner(s) or key individual(s) in the specific candidate firm(s), by: — County Planning Dept. personnel — County Officials with an interest in economic development, or — Realtors and developers aligned with the County and its objective	✓	✓	✓						✓
		4) Prepare news releases for selected trade association newsletters/ journals.	✓		✓						✓
		5) Attend selected regional, state and national trade association meetings. — Sign up to give talks with slides; — Set up table-top display with handouts of Economic Development Packet/Brochure	✓	✓	✓						✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3-6	7+	on-going
Geothermal Exploration and Development	11. Sierra County ordinances, rules and regulations shall establish a phased permit Process for coordinating and guiding geothermal development.	11. Sierra County should develop an ordinance setting forth a phased permit process as described below.	✓		✓					✓	
		11a. The permit for the first phase (exploration) shall regulate geothermal exploration and reservoir characterization activities. It shall be called the "geothermal exploration permit." The primary purpose of this exploratory phase is to determine hydrologic, geologic and other relevant physical characteristics of the geothermal resource which might be developed.	✓		✓					✓	
		11b. During the exploratory phase, the permittee shall develop sufficient data to determine whether there is a geothermal resource adequate to sustain the proposed development project.	✓		✓					✓	
		11c. The permit for the second phase (development) shall regulate geothermal development and operations. It shall be called the "geothermal development permit." The purpose of the development phase is to regulate all geothermal development, including the siting and construction of facilities, conditions of operation, and the maintenance of roads and equipment, and to assure the protection of the environment. This phase also includes the termination of operations and reclamation of the site.	✓		✓					✓	
		11d. The implementing ordinances, rules and regulations shall provide for the use of common environmental documentation for both permit stages when consistent with the California Environmental Quality Act (CEQA).	✓		✓					✓	
		11e. Whether an activity is exploratory or developmental shall be determined by reference to regulations of the California Division of Oil and Gas.	✓		✓					✓	

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3-6	7+	on-going
Geothermal Impacts	12. Defray County expenses for associated processing of geothermal permit requests, conducting related studies or monitoring programs, and providing service directly required by a geothermal project.	12a. Survey county impact fees related to geothermal development.	✓						✓		
		12b. Use this information to create and adopt geothermal developer fees for Sierra County.	✓		✓				✓		
	13. Condition geothermal developments for environmental safeguards. Include: air quality, water quality, noise, subsidence, induced seismicity, water consumption, fish and wildlife, vegetation, cultural resources, visual qualities, socio-economic and occupational safety and health.	13a. Utilize detailed environmental documents as a basis for establishing conditions on geothermal developments.	✓	✓							✓
		13b. Require fiscal impact analysis of geothermal developments as part of environmental review.	✓	✓							✓
Geothermal Permit Conditions	14. Geothermal exploration and development projects shall be sited, carried out and maintained by the permit holder in a manner which best protects hydrologic resources and water quality and quantity.	14a. During the permit processing period, the applicant for a geothermal development permit shall submit draft hydrologic and biologic mitigation and monitoring plans to the Planning Department. The plans and proposed mitigation measures, as modified and as accepted by the County or its officers, boards and commissions, shall be approved as part of the initial use permit conditions, if a permit is granted.	✓	✓							✓
		14b. The operator under a geothermal development permit shall implement the hydrologic resource monitoring plan to monitor baseline conditions and detect changes in the existing hydrothermal reservoir pressures and shallow aquifer water levels, as well as the discharge (flow) rate and temperatures of selected thermal springs in the project area, if any exist.	✓	✓							✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3-6	7+	on-going
		14c. The hydrologic and biologic resource monitoring plans shall include: 1) A schedule for periodically collecting and submitting data to the Planning Department; 2) A schedule for preparing a periodic monitoring report to the Planning Department; and 3) Provisions for periodic review and assessment of the monitoring data by qualified consultants.	✓	✓							✓
		14d. The applicant for a geothermal development permit shall prepare a baseline data report to be included as part of the hydrologic and biologic baseline information available for the project area. Permit conditions shall require that the permit holder or operator continually collect and submit production data to the Planning Department.	✓	✓							✓
		14e. If scientific evidence indicates that geothermal exploration or development is significantly threatening or causing, pressure or temperature changes to springs, or streams within the areas of concern which are beyond the natural variations determined through baseline data collection, the permit holder shall implement such mitigation measures as are required by the Planning Department, including, but not limited to, the following: 1) Drilling and monitoring new observation wells, or otherwise amending the hydrologic resource monitoring plan; 2) Reorienting existing exploration, production discharge or injection operations, to increase or decrease hydrologic reservoir temperatures or pressures at the appropriate locations; 3) Injecting hot geothermal fluid from the	✓	✓							✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3-6	7+	on-going
		production area directly into injection wells at the appropriate locations to compensate for pressure or temperature changes; 4) Drilling new injection wells in the vicinity of the project area and injecting hot geothermal fluid from the production area to compensate for temperature and pressure decreases; 5) Cooling liquid prior to surface discharge; 6) Curtailing or entirely discontinuing geothermal operations.									
		14f. If biologic monitoring indicates that permitted geothermal exploration, development and operations, or any of them, have significant adverse effects, then the County shall take such action as is necessary to reduce the effects to less than significant levels, including curtailing or entirely discontinuing geothermal operations.	✓	✓							✓
		14g. The consumptive use of surface water and groundwater, consistent with the reasonable needs of project operations and personnel, shall not decrease the natural flow of surface waters nor the perennial yield of groundwater.	✓	✓							✓
		14h. Permit conditions for both geothermal exploration and development shall assure that required reclamation is completed within one year after a project is completed. Reclamation plans shall contain provisions which assure the protection of springs, and streams, from erosion, sediment transport, and similar adverse effects. Plan provisions shall also assure that project sites are restored as closely as reasonably possible to natural conditions.	✓	✓							✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3-6	7+	on-going
		14i. All geothermal permit applications, environmental documentation and proposed project conditions shall be referred to the appropriate hydrologic advisory entity and the California Department of Fish and Game prior to final action on the permit applications.	✓	✓							✓
		14j. The County shall cooperate with the California Department of Fish and Game in promptly forwarding documentation on proposed geothermal projects for comment.	✓	✓							✓
		14k. Permits for both geothermal exploration and development shall incorporate by reference and require compliance with all applicable rules and regulations of other governmental agencies meant to protect the environment, including the California Department of Fish and Game, the California Division of Oil and Gas, the Central Valley Regional Water Quality Control Board, and the Northern Sierra Air Quality Management District.	✓	✓							✓
		14l. All geothermal pipelines potentially visible to Scenic Highway Road Corridors or important visual areas shall be obscured from view by fences, natural terrain, vegetation, or constructed berms, or they shall be placed in stabilized or lined trenches.	✓	✓							✓
Cumulative Impacts of Geothermal Uses	15. Geothermal development projects shall be phased so that the operational impacts of a permitted project can be assessed before a subsequent project is permitted within an area which may be affected by the project.	15. After a permit for geothermal development has been issued by Sierra County, no subsequent application for a permit for geothermal development within an area which may be affected by the permitted project shall be accepted until hydrologic and biologic monitoring data relating to the permitted development has been collected for a period of not less than two years.	✓								✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3-6	7+	on-going
Potential Future Use of Solar Energy	16. Promote the use of passive solar energy where feasible and practical.	16. Provide information on passive solar energy to prospective home builders and project applicants.	✓				✓				✓
	17. Encourage the use of solar water heating.	17. Provide information on solar water heating to prospective home builders and remodelers, and to project applicants.	✓				✓				✓
	18. Consider the potential for improved solar technologies in the design and orientation of new buildings.	18. Provide information on photovoltaic solar energy and related technology to home builders and remodelers, and to project applicants. Suggest that designers and builders preserve the option for future siting of active thermal solar collectors and photovoltaic cells by proper rooftop orientation.	✓			✓ PblcWks	✓				✓
Solar Energy for Commercial Producers	19. Allow solar power systems as commercial energy enterprises where visual and environmental impacts can be minimized.	19. Solar energy production facilities may be granted conditional use permits subject to the following requirements. The intent is to mitigate possible environmental and public service impacts associated with solar facility construction and operation:	✓	✓							✓
		General Performance Standards									
		19a. Solar energy facility development shall be subject to the energy production facility permit procedures and performance standards set forth at the beginning of the energy policies.	✓	✓							✓
		Performance Standards for Site Design									
		19b. The proposal for the solar facility shall identify the source of sufficient quantities of water necessary to operate the facility.	✓	✓							✓
		19c. The applicant shall furnish an analysis of the tracking system showing that no concentrated reflections are directed at occupied structures, recreation areas, or roads.	✓	✓							✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3-6	7+	on-going
		19d. Because solar power systems can create high concentrations of heat and light, conditions shall be placed on the proposed facility to mitigate any adverse effects on birds, fish, and other wildlife or their habitats.	✓	✓							✓
Wind Energy	20. Allow single wind turbines for private use provided they meet performance, design, and location standards.	20. Amend Zoning Ordinance to allow for a wind turbine for the private use of a farm and up to four dwelling units, provided the following requirements are met. The intent of the standards is to facilitate the use of wind turbines for personal or farm use.	✓		✓			✓			
		General Performance Standards									
		20a. Wind energy facility development shall be subject to the energy production facility performance standards specified at the beginning of the policy section.	✓	✓							✓
		20b. The noise produced by the turbine(s) - measured at the nearest residential dwelling - shall not exceed the non-transportation noise standards of the Energy Element.	✓	✓							✓
		Performance Standards for Site Design									
		20c. Horizontal axis wind turbines shall be positioned at least two times the length of the total tower height from all nearby trees, structures, and homes.	✓	✓							✓
		20d. Vertical axis wind facilities shall be positioned at a distance of at least ten blade diameters from any trees, structures, or homes.	✓	✓							✓
		20e. All anchor points for any guy wires shall be located within property lines and not on or across any above-ground electric transmission or distribution line.	✓	✓							✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3-6	7+	on-going
		20f. Turbines shall not exceed a density of one per 10 acres.	✓	✓							✓
		20g. Turbines shall not adversely affect sensitive visual or cultural resources.	✓	✓							✓
		Performance Standards for Site Location									
		20h. If the proposed location of the tower is within a known bird migration route, the tower shall not be operated during seasonal migration periods, and the applicant shall demonstrate a back-up system to supply electricity during those periods.	✓	✓							✓
	21. Permit commercial facilities which harness wind resources when the environmental impacts of such a facility on wildlife and other resources are minimal and the use is compatible with adjoining uses.	21. Amend the Zoning Ordinance to allow commercial wind energy conversion systems through conditional use permit approval subject to the following standards. The intent is to mitigate possible environmental and public service impacts associated with wind energy conversion system facility construction and operation.	✓		✓					✓	
		General Performance Standards									
		21a. Wind energy conversion system development shall be subject to the permit procedures and performance standards specified in the beginning of the policy section.	✓	✓							✓
		21b. The project shall not create electromagnetic interference that can disrupt local residents or businesses.	✓	✓							✓
		21c. Noise produced by the turbine (measured at the nearest inhabited structure) shall not exceed the non-transportation noise standards of the Energy Element.	✓	✓							✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3-6	7+	on-going
		Performance Standards for Site Design (See above Implementation #20)									
		Performance Standards for Site Location (See above Implementation #20)									
		Performance Standards for Site Reclamation									
		21d. If the wind turbine is no longer operational or is not producing electricity, the owner shall dismantle the blades within 6 months. If the turbine does not operate for a continuous two year period, the site shall be reclaimed to its natural or previous state.	✓	✓							✓
Wind Energy Production Effect on Wildlife	22. Monitor avian and other wildlife injuries and deaths that result from wind turbines.	22. All wind energy conversion systems that receive approval shall be required to report avian and wildlife injuries and deaths that are attributable to wind turbines. In the event of an avian injury, the operator shall immediately contact a reputable avian rehabilitation center. The species and approximate date of death shall be reported directly to the Planning Department and Department of Fish and Game (DFG) for recordation and evaluation. The Department of Fish and Game shall be consulted for species identification if necessary. The objective is to accurately record avian and wildlife deaths in order to devise a mitigation program, should one be necessary.	✓			✓ DFG					✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3-6	7+	on-going
Biomass Facilities	23. Allow biomass energy facilities which meet performance and siting standards and which do not create adverse environmental impacts.	23. Amend Zoning Ordinance so that biomass facilities may be granted conditional use permits subject to the following requirements. The intent is to mitigate possible environmental and public service impacts associated with biomass facility construction and operation.	✓		✓					✓	
		General Performance Standards									
		23a. The biomass facility shall be subject to the general energy production facility permit procedures and performance standards at the beginning of the energy policies.	✓	✓						✓	✓
		23b. The application materials shall identify the quantity of and type of wastes expected to be generated by the biomass facility, and a suitable disposal site to accept the wastes. Paper and cardboard (which can be efficiently recycled) shall not supply more than 25 percent of the fuels for the facility.	✓	✓							✓
		23c. The proposal shall include a plan for the handling and disposal of potential hazardous materials which may be contained in the waste ashes.	✓	✓							✓
		Performance Standards for Site Location									
		23d. The application materials for the biomass facility shall identify the source of sufficient quantities of fuel and water necessary to operate the facility.	✓	✓							✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3-6	7+	on-going
		23e. The proposed site shall be located within a commercial, industrial, or agriculturally zoned area. The proposed facility may operate in conjunction with other uses, especially ones that generate biomass fuels. Commercial biomass facilities may be permissible adjacent to but not on Williamson Act lands.	✓	✓							✓
		23f. The biomass facility shall be located near a railway, or near roadways that can handle the size and frequency of trucks needed to transport biomass fuels and wastes to and from the facility without diminishing the roadway level of service below the acceptable level as stated in the Circulation Element.	✓	✓							✓
Cogeneration Facilities	24. Permit cogeneration facilities which meet performance, design, and location criteria and which do not create adverse environmental impacts.	24. Amend Zoning Ordinance so that Cogeneration facilities may be allowed with a conditional use permit if the facility meets the following standards. The intent of this standard is to allow development of cogeneration facilities while mitigating potential land use conflicts before they occur.	✓	✓	✓			✓			
		General Performance Standards									
		24a. Cogeneration facility development shall be subject to general energy producing facilities permit requirements and performance standards specified in the policies at the beginning of this section.	✓		✓			✓			✓
		24b. The total cogeneration system shall have an energy efficiency of atleast 65%.	✓	✓							✓
		24c. The facility shall not create hazardous waste products, unless the applicant has demonstrated that a certified hazardous waste disposal site will accept the wastes.	✓	✓							✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3-6	7+	on-going
		24d. The proposal shall include a plan for the handling and disposal of potential hazardous materials which may be contained in the waste ash.	✓	✓							✓
		24e. The proposed facility shall comply with emission standards for harmful air pollutants, as determined by the Air Pollution Control District.	✓	✓							✓
		Performance Standards for Site Design									
		24f. The proposed location of the facility shall be at least 250 feet from the nearest housing unit on adjacent properties, unless safety problems necessitate larger buffers.	✓	✓							✓
		Performance Standards for Site Location									
		24g. The site shall be within a commercial, industrial, or agriculturally zoned area.	✓	✓							✓
Transmission Line Corridors	25. All transmission line corridors shall be included in the Land Use Element and Map.	25. Review transmission line corridor locations for inclusion on the General Plan Map or rejection.	✓	✓	✓						✓
Transmission Line Approval	26. Minimize new transmission lines, and efficiently locate new lines when necessary, based on the needs of avoiding farm operations, other traditional land uses, and the environment. The County shall only support new transmission lines when all opportunities to accommodate increased demand by upgrading existing lines have been utilized.	26. The County shall request that the California Public Utilities Commission (and other permitting authorities) ask all transmission line applicants to first obtain a preliminary approval of the proposed alignment from the County. The County shall grant preliminary approval of the alignment based on the following list of preferences: 1) First preference shall be given to projects that propose to upgrade existing transmission lines. 2) Second preference shall be for projects that are parallel and immediately adjacent to existing transmission lines. 3) Third preference shall be for projects that	✓				✓				✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3-6	7+	on-going
		run in existing utility rights-of-way such as those for pipelines, railroads, and communication cables.									
		4) Least preference shall be for projects that require new corridors across agricultural, commercial, or residential lands or scenic areas. The applicant shall first show that they have exhausted all opportunities in the higher ranked preference category before being granted preliminary approval for another proposed corridor. The applicant shall submit a complete, although general, description of the proposed corridor and any other information necessary to support their request. The objective is to assure that the applicant's request for transmission lines proposes an alignment that shall be acceptable to the County.									
Transmission Line Design and Siting	27. Require that all transmission line development under the permitting authority of the County meet specific design and siting standards, and request the California Public Utilities Commission to review transmission line proposal(s) with the specific design and siting standards similar to the ones shown in the Implementation section.	27. The Zoning Ordinance should be amended so that new transmission lines may be granted conditional use permits in Sierra County subject to these specific requirements. The intent is to mitigate possible environmental and public service impacts associated with transmission lines and transmission line construction. In cases where the County does not have permit authority, the County shall request that permitting agency adopt similar review standards.	✓		✓			✓			
		General Performance Standards									
		27a. The project application shall include a soils report prepared by an engineering geologist licensed in the State of California that evaluates the underlying geology along the proposed transmission line corridor and incorporates recommendations to reduce potentially significant geological impacts into the project proposal.	✓	✓							✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3-6	7+	on-going
		Performance Standards for Site Location									
		27b. The proposed transmission lines shall not cross prominent ridgelines, hillsides, or other sensitive view corridors and the profiles of transmission towers shall not be silhouetted against the sky when viewed from public roads or existing homes.	✓	✓							✓
		27c. The proposed transmission lines shall avoid disrupting raptor nests and known raptor routes because of the potential for collision with the lines.	✓	✓							✓
		27d. To avoid placing a transmission tower on highly visible ridgelines, the towers shall be spaced below the crest or in a saddle to carry the line over a ridge or hill.	✓	✓							✓
		27e. The transmission line shall not cross parks and other recreation areas or areas of sensitive wildlife habitat such as wildlife refuges.	✓	✓							✓
		27f. High voltage (230 kilovolt or larger) lines shall not be near places of human habitation or places having prolonged or repeated human occupancy.	✓	✓							✓
		27g. Whenever possible, new transmission lines shall avoid productive croplands. When crossings of cropped areas cannot be avoided, the proposed lines shall minimize interference with farming practices through use of the following rating system:	✓	✓							✓
		1) First preference shall be for lines which run along field edges and property lines. In such instances, towers should be spaced at one-quarter mile intervals, preferably along quarter-section lines and at field corners.									
		2) Second preference shall be for lines which run through mid-field areas, parallel or per-									

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3-6	7+	on-going
		pendicular to field edges. In such instances, towers should be located at field edges where possible. Tower locations between field edge and an area 50 feet from the field edge are generally least preferable, such as towers are the most disruptive to ground equipment operation.									
		3) Third preference shall be for lines which run diagonally to field edges. In such instances, alignments which sever small parcels off from the main parcel are least preferable. As with mid-field alignments, tower locations between the field edge and the area 50 feet form the field edge should be avoided.									
		27h. Lines shall not cross Special Treatment Areas.									
		27i. Emphasize undergrounding of facilities									
Governmental Reduction in Energy Consumption	28. Reduce existing energy consumption for County buildings and for vehicles.	28a. Request assistance from the State in conducting energy audits on County buildings.				✓ PblcWks		✓			
		28b. Create an energy audit report.				✓ PblcWks				✓	
		28c. Conduct an energy consumption reduction program such as building retrofit with energy-saving fixtures and insulation.				✓ PblcWks					✓
		28d. Select high fuel efficiency models in purchases of new County vehicles (Purchasing Department = PRCH).				✓ PRCH					✓
		28e. Energy efficiency and renewable energy use should be included as criteria for approving and designing County capital improvement projects.				✓ PblcWks					✓

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3-6	7+	on-going
		28f. Just as operations should be upgraded to reduce current energy use, new projects that will consume additional energy should be designed to maximize energy efficiency and to demonstrate the commitment of local government to a sustainable energy future.				✓ PblcWks					✓
		28g. The efficiency of local public agency operations should be increased by using available, technical assistance and developing new assistance programs in construction, operation and maintenance, and purchasing.				✓ PblcWks					✓
		28h. Encourage school districts and other governmental agencies to take similar energy conservation measures.				✓ PblcWks					✓
Overall Reduction in Energy Use	29. Assist in the development of energy awareness in the County.	29a. Work with local school districts to incorporate energy education into school curriculum.	✓								✓
		29b. Provide information programs to the public on energy issues.	✓			✓ PblcWks					✓
		29c. Assist developers and builders throughout the permit approval process in the use of energy efficiency techniques and renewable energy sources.	✓			✓ PblcWks					✓
	30. Discourage land use patterns which result in inefficient vehicle use.	30. Review projects for consistency with the General Plan Land Use Map and policies.	✓	✓							✓

[1] Department of Public Works
[2] Purchasing Department

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3-6	7+	on-going
Private Sector Energy Use	31. Incorporate energy considerations into proposed developments.	31. As part of project review, consider the following: 1) Street layouts which maximizes solar access and natural ventilation.. 2) Building orientation which maximizes solar access, natural ventilation, and which minimizes conflicts of solar access with adjacent structures or properties. 3) Energy efficient landscaping (water conserving plants, indigenous vegetation, and use of on-site water runoff). 4) Landscaping which provides cooling opportunities during summer and which minimizes conflicts with solar access during winter. 5) Cluster and/or planned unit development. 6) South slope utilization in hillside development. 7) Active solar water and/or space heating. 8) Passive design features for heating and cooling. 9) Use of energy efficient devices	✓	✓							✓
Voluntary Energy Conservation	32. Encourage voluntary retrofit programs for residential, commercial, and industrial buildings including energy conservation measures.	32a. Make information available on the following energy conservation measures: 1) Residential retrofit measures. 2) Ceiling and wall insulation. 3) Weather stripping, sealing and caulking. 4) Low flow shower head. 5) Water heater tank insulation. 6) Duct insulation. 7) Air conditioning recycling devices. 8) Computer controlled thermostats. 9) Commercial retrofit measures. 10) Ceiling and wall insulation. 11) Weather stripping, sealing and caulking. 12) Shading controls (eg, overhangs) 13) Lighting controls 14) Thermostat controls (summer and winter) 15) Optimum HVAC scheduling	✓								✓

Issue/Text Reference		Policy	Implementation Measure	Responsibility				Years from GP Adoption				
				PD	PC	BoS	Other	1	2	3-6	7+	on-going
			16) Operating and maintaining equipment at peak performance 17) Maintaining furnaces 18) Adjusting lighting 19) Plugging leaks in heating and cooling process									
Industrial Systems	Energy	33. Develop flexible codes to allow alternative industrial energy systems serving single family residences in the County.	33a. Amend building codes to allow industrial alternative designs.	✓		✓					✓	
			33b. Require Special Use Permits for instream individual energy systems to assure that water quality and fish/wildlife resources are adequately protected.	✓	✓	✓					✓	✓

VISUAL ELEMENT



GENERAL PLAN
2012

JULY 1996

16. Visual Resources Element

Introduction

A Visual Resources Element is not required by State law. However, open space for the preservation of areas of scenic value is discussed as a mandatory issue in the Open Space Element requirements. A Scenic Highway Element was required in the past, but is no longer a mandatory element. Additional background information on visual resources can be found in the Background Report.

Goals

1. Protect and preserve important scenic resources in the County.

2. Protect visually sensitive areas by promoting and providing for aesthetic design in new development which reflects the customs and culture of the County.

Background/ Future Needs

The scenic quality of Sierra County is defined by its natural scenery as well as its historic communities and the activities of a rural economy. The built

environment is generally discussed in the Cultural Resources Element. Natural scenic features of particular importance are mapped on Figure 16-1 and discussed generally below. Additional background information on visual resources can be found in the Background Report.

Scenic Roads and Highways

Views from the County's more heavily travelled routes as well as those which pass through recreational areas or visually unique or highly scenic areas are of particular importance to protect. These areas are both an economic resource for the tourism sector of the economy and a resource to existing residents as one of the key components of the County's rural quality of life. Scenic roads and their status as well as recommended status are listed below in Table 16-1.

Table 16-1
SIERRA COUNTY SCENIC ROADS

Road	Status	Recommendations
Highway 49 – Yuba County line to Yuba Pass Summit	Official State Scenic Corridor Highway (towns are excluded) Included in the USFS Scenic Byway	Though this designation takes in the area from ridge-to-ridge, State and USFS timber harvest regulations are not consistent with the need for retention of views in this area. Development of CDF Special Rules for Sierra County are recommended in the Timber Management Element which would address this issue. Tahoe National Forest revision of Visual Quality Objectives for this area would also be appropriate. County land use designations on private lands should reflect the desire to retain existing views in this area. A Scenic Corridor Overlay should be applied to call for design and site plan review and grading restrictions in this corridor.

Road	Status	Recommendations
Highway 49 – Yuba Summit to Plumas County Line (communities excluded)	Yuba Pass Summit Candidate State Scenic Highway, Existing County Scenic Highway, portions incorporated into the USFS Scenic Byway	The County needs to adopt design standards for this route and apply to the State to receive official State Scenic Highway designation. The designation could bring additional recognition on State mapping to this route. Scenic resources include Sierra Valley views. Low density land use designations, design review, site plan review, and grading/tree removal restrictions would assist in preserving the scenic quality of this corridor.
Highway 89, entire length excepting communities	State Scenic Highway, Existing County Scenic Highway; included in the USFS Scenic Byway	The County needs to adopt design standards for this route and apply for the State to receive official State Scenic Highway designation. The designation would bring additional recognition on State mapping to this route. Scenic resources include Sierra Valley views and the Little Truckee River corridor. Low density land use designations, design review, site plan review, and grading/tree removal restrictions would assist in preservation of the scenic quality of this corridor.
Highway 395 - State line to County line	State Park - No Scenic Protection	The County needs to adopt design standards for this route and apply for the State to receive official State Scenic Highway designation.

Road	Status	Recommendations
Gold Lake Road	Existing County Scenic Highway	This road travels through one of Sierra County's most important recreational areas – the Lakes Basin. Retention of the visual quality of this corridor is critical. The area is heavily used; careful attention to signage, setbacks, and design will lower the perception of high use and ensure retention of the visual character of the Basin. Structures should not be visible from Gold Lake Road except in the Bassetts' Community Area and Community Influence Area. Signage should be limited to small wooden directional signs consistent in theme to provide park-like appearance. Design review, site plan review, low density land use designations, and grading/tree removal restrictions would assist in preserving the scenic quality of this corridor. The Recreation Plan called for in the Parks and Recreation Element will also assist in preserving the visual aspects of this corridor.
Highway 395 - State line to County line	State Route - no scenic protection	The County needs to adopt design standards for this route and apply for the State to receive official State Scenic Highway designation.
Henness Pass Road	Candidate County Scenic Highway	Expansive high country Sierra vistas and views of Jackson Meadows Reservoir, Milton Reservoir, Sierra Buttes, Webber Lake, and Stampede Reservoir are found on this route. Its rugged, backcountry nature is a valued travel experience to residents and visitors. Low density land use designations, minimal road improvements, design review, site plan review, and grading/tree removal restrictions would assist in preserving the rugged scenic quality of this corridor. Roads should remain dirt and gravel.

Road	Status	Recommendations
Smithneck Road	Candidate County Scenic Highway	The ruggedness of this road ensures a sense of separation between the Valley and Verdi areas. Low density land use designations, minimal road improvements, design review, site plan review, and grading/tree removal restrictions would assist in preserving the rugged scenic quality of this corridor. This road should remain dirt/gravel.
Mountain House Road	No Special Status Proposed County Scenic Road	This winding, rural road is an entry to Henness Pass Road and the historic community of Forest. Low density land use designations, minimal road improvements, design review, site plan review, and grading/tree removal restrictions would assist in preserving the rugged scenic quality of this corridor. This road should remain dirt/gravel.
Pliocene Ridge Road	No Special Status Proposed County Scenic Road	This rural highway is the entry corridor to the Pike and Alleghany communities and its undeveloped, unspoiled views provide an added sense of remoteness to these two communities. Low density land use designations, minimal road improvements, design review, site plan review, and grading/tree removal restrictions would assist in preserving the rugged scenic quality of this corridor.

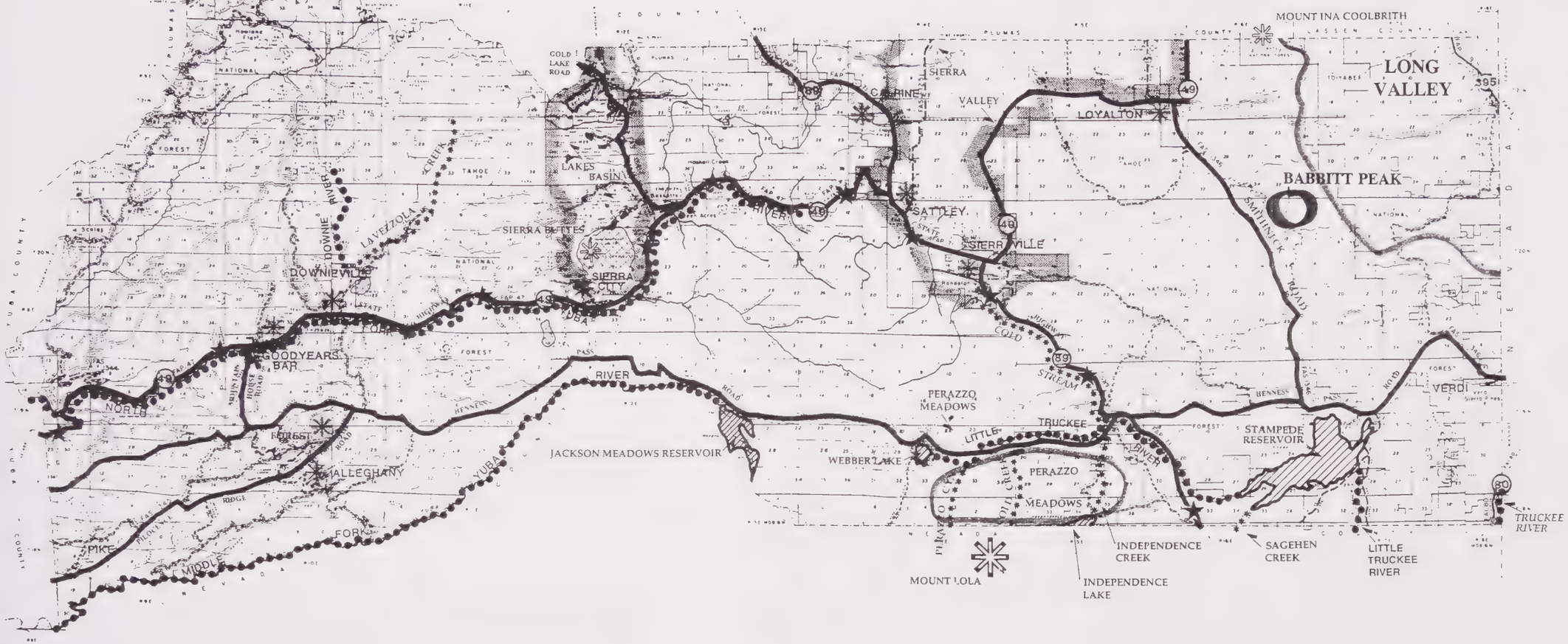


FIGURE 16-1
SIERRA COUNTY CRITICAL VIEWS MAP

SCALE IN MILES
0 1 2 3 4 5 6

SIERRA COUNTY GENERAL P·L·A·N

IMPORTANT SCENIC FEATURES

SCENIC ROADS AND HIGHWAYS
- INTERSTATE 80
- STATE HIGHWAY 49
- STATE HIGHWAY 89
- SMITHNECK ROAD
- HENNESS PASS ROAD
- PLIOCENE RIDGE ROAD
- MOUNTAIN HOUSE ROAD
- GOLD LAKE ROAD

USFS SCENIC BYWAY (*DONNER / YUBA BYWAY*)

LIVING HISTORIC COMMUNITIES
- FOREST
- ALLEGHANY
- DOWNIEVILLE
- CALPINE
- SATTLEY
- LOYALTON
- SIERRA CITY
- SIERRAVILLE
- BASSETTS

LAKES AND RESERVOIRS

NATURAL LANDMARKS

UNIQUE AREAS OF HIGH SCENIC VALUE

MAJOR SCENIC RIVERS

MAJOR SCENIC STREAMS

LAND/ SNOWSLIDE AREA

NOTE: ALL OF THE COUNTY STREAMS, LAKES, AND HISTORIC STRUCTURES ARE CONSIDERED UNIQUE VISUAL FEATURES.

The rural, mountain setting and open Sierra Valley as a whole create the visual nature of the County. To preserve this essential aspect of the County the cornerstone of this plan is the goal of building on existing communities and to avoid sprawl by retaining large parcel sizes. The intent is to ensure the continued viability of resource production including agriculture, mining, and timber harvesting which further protect visually pleasing open space. In addition, there are numerous individual scenic features or areas of the County which deserve protection. These areas are listed in Table 16-2.

Visual Impact Concerns ~ Human activity can result in visual impacts in any number of ways. Potential impact issues of most concern to Sierra County are described below. However, in general, the rural visual quality of the County is of great value to County residents; this feeling was expressed throughout the General Plan workshops.

The Built Environment

Construction activities can result in visually obtrusive grading scars, tree loss, and structures not in keeping with surroundings. Certain aspects of the built environment such as signage and night lighting can be particularly obtrusive in a rural setting. Other concerns expressed during the General Plan workshops included the location of microwave towers and cloud seeding towers, power transmission lines and utility lines in general. The visual clutter that these improvements can create are of concern particularly within the viewshed of scenic corridors.

Road improvements can impact the aesthetics of the roadway. State highway standards, CDF road standards, and even local road standards are often counter to aesthetic goals. The Circulation Element creates standards for certain county roads of particular concern. County input is also needed when State Highway projects are proposed — this issue is also discussed further in the Circulation Element. Relative to CDF Fire-Safe road standards, avoidance of development in outlying areas which will require use of CDF standards is the only option to avoid visually obtrusive roadways.

The built environment can also help define the rural quality of Sierra County. Examples include the County's historic communities, the barns in Sierra Valley, and even structural remnants throughout the county which are reminders of a time past.

Retention (R): People's activities are not to be evident to the casual forest visitor.

Partial Retention (PR): People's activities may be evident but must remain subordinate to the characteristic landscape.

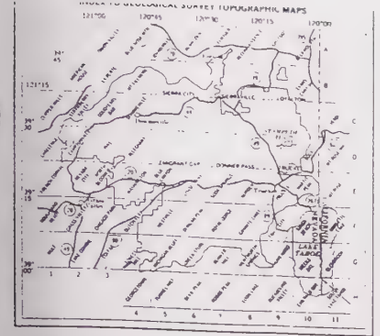
Modification (M): Activities may dominate the characteristic landscape but must, at the same time, utilize naturally established form, line, color, and texture. Activities should appear as a natural occurrence when viewed in the foreground or middleground.

Maximum Modification (MM): Activities may dominate the characteristic landscape but should appear as a natural occurrence when viewed as background. (Toiyabe National Forest Plan, p. k-2)

Most Forest areas on the Sierra County Critical Views Map are in the Retention category (the North Fork Yuba River corridor and the Lakes Basin, Jackson Meadows). However, the Forest objectives and County objectives may conflict along Henness Pass Road, Webber Lake, Lavezzola Creek, and the North Fork Yuba River Basin where Partial Retention and Modification are allowed. This is a particular concern in the North Fork Yuba River Basin where the ridge-to-ridge area is defined as the State Scenic Highway Corridor and a more restrictive combination of Retention and Partial Retention goal might be appropriate.

Assumptions

The visual quality of the County will continue to be a valuable resource and will not be significantly altered.





NORTH FORK OF AMERICAN WILD RIVER. West of the Forest Boundary the Wild River includes both private lands and lands administered by the Bureau of Land Management. No vehicle use is permitted on the B.L.M. administered lands within the Wild River. These lands are shown on the Off Road Vehicle Travel Plan as Zone 6. For specific questions concerning this portion of the Wild River and other BLM lands you should contact:

District Manager
U.S. Bureau of Land Management
63 Natoma Street
Folsom, CA 95630
Telephone 916 985 4474

Source: Tahoe National Forest Land & Resource Management Plan

SIERRA COUNTY GENERAL P·L·A·N

NATIONAL FOREST MANAGEMENT AREAS WITHIN SIERRA COUNTY

FIGURE 16-2

Tahoe National Forest

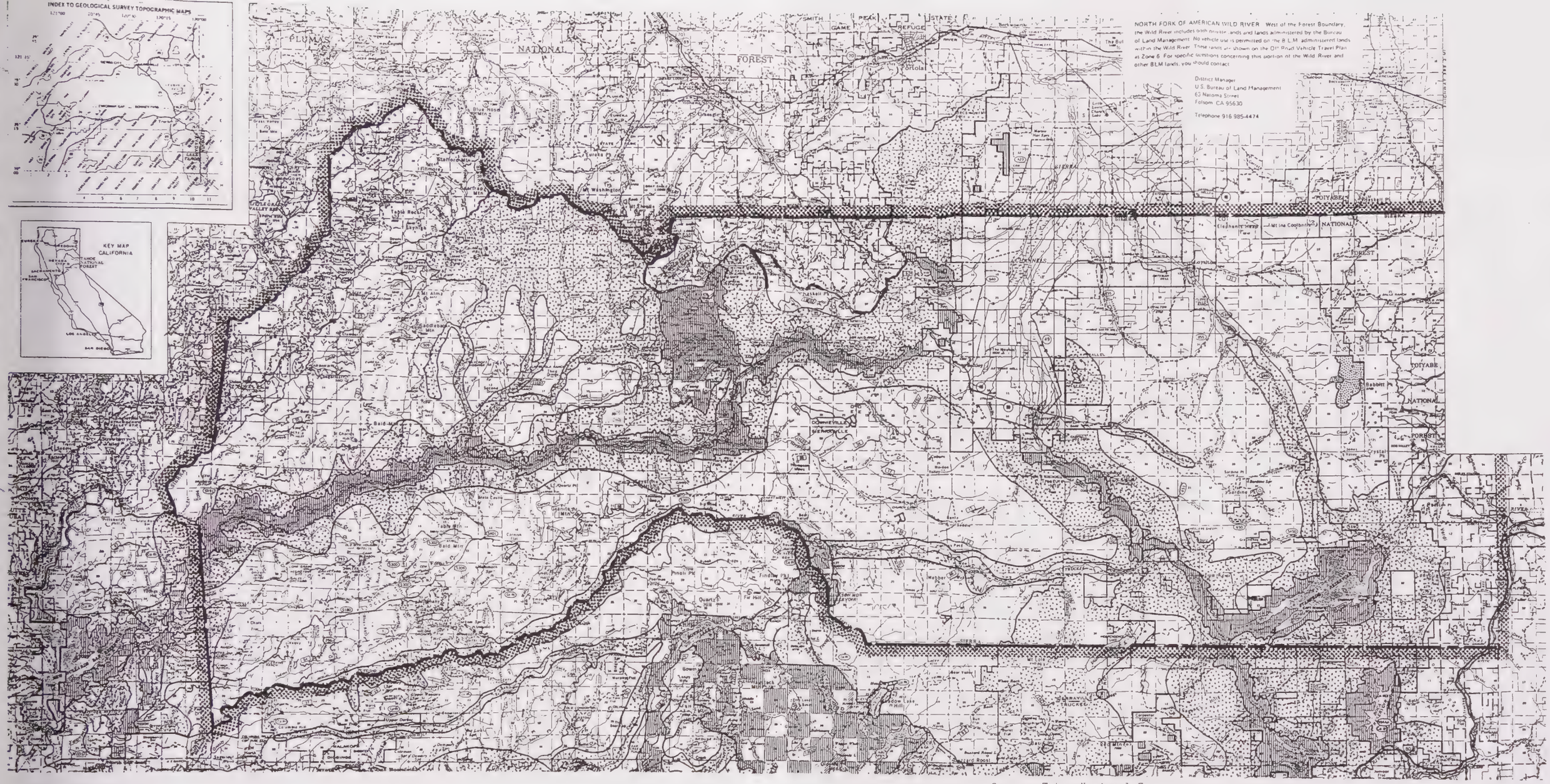
Symbol	Number & Name of Management Area				
#	001 Carman	008 Chapman	015 Harding	023 Pendola	032 Stampede-Boca
	002 Ida	009 Lakes Basin	016 Babbitt	024 Oregon	033 Lola
	003 Coolbrith	010 Cal Ida	018 Henness	025 Milton-Jackson	036 Sagehen Basin
	004 Sunnyside	011 Smithneck	019 Eight-Nine	026 Galloway	038 Billy
	005 Lavezzola	012 Antelope	020 Cornish	029 Pass	044 Castle
	006 Canyon	013 Forty-Niner	021 Sardine-Worn	030 Ruby	109 Berry
	007 Calpine	014 Devils Postpile	022 Goodyears	031 Kyburz	

Plumas National Forest

Symbol	Number & Name of Management Area
#	15 Little Grass
	16 Bear Trap
	17 Poverty
	35 Lakes Basin
	39 Haskell

Toiyable National Forest

Symbol	Number & Name of Management Area
#	1 Dog Valley
	2 Carson Front



Source: Tahoe National Forest Land & Resource Management Plan

SIERRA COUNTY GENERAL P·L·A·N

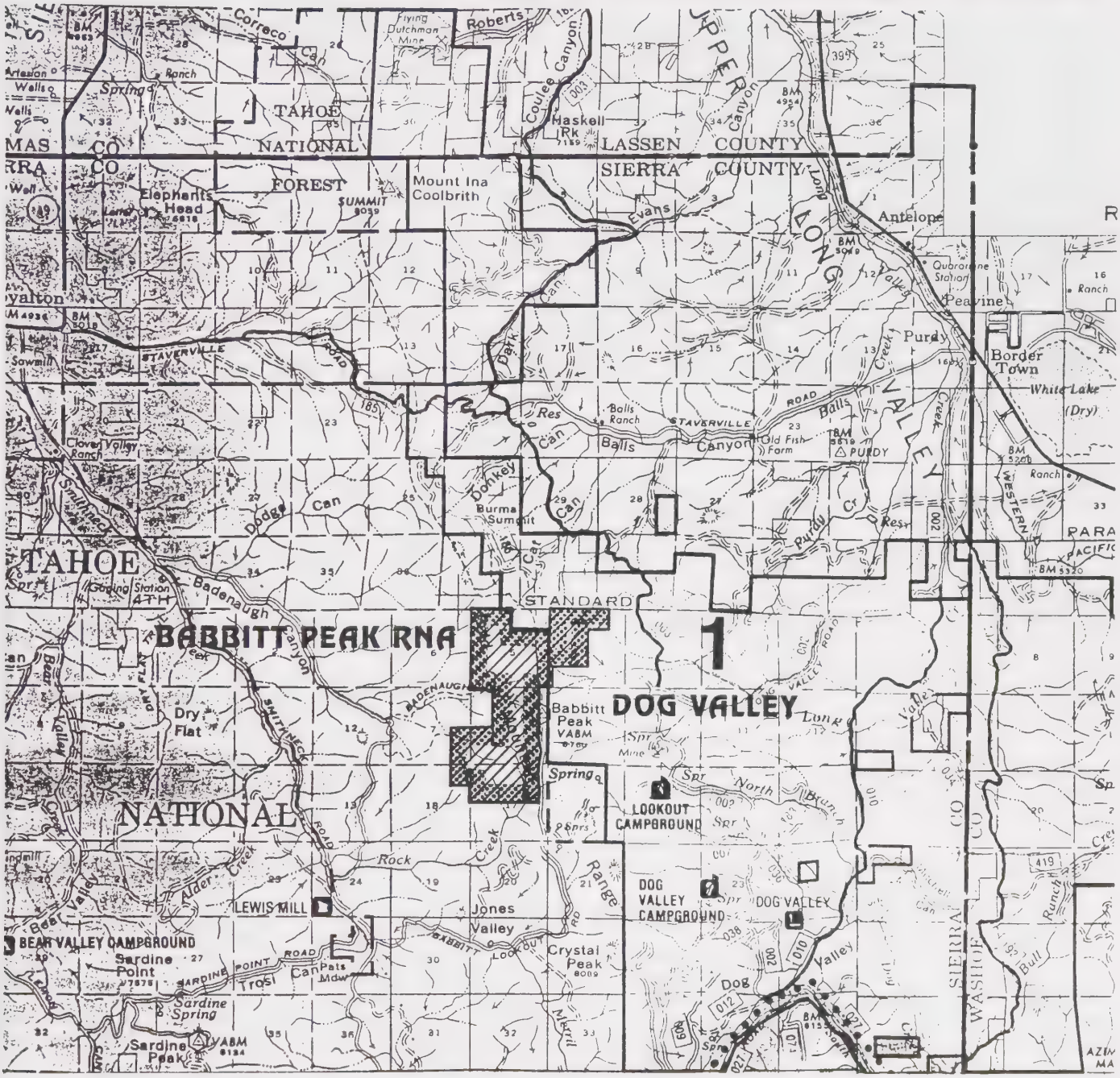
LEGEND – VISUAL QUALITY OBJECTIVE

FIGURE 16-3

TAHOE N.F.

- Preservation
- Partial Retention
- Retention
- Modification

FIGURE 16-4
TOIYABE NATIONAL FOREST VISUAL QUALITY OBJECTIVES



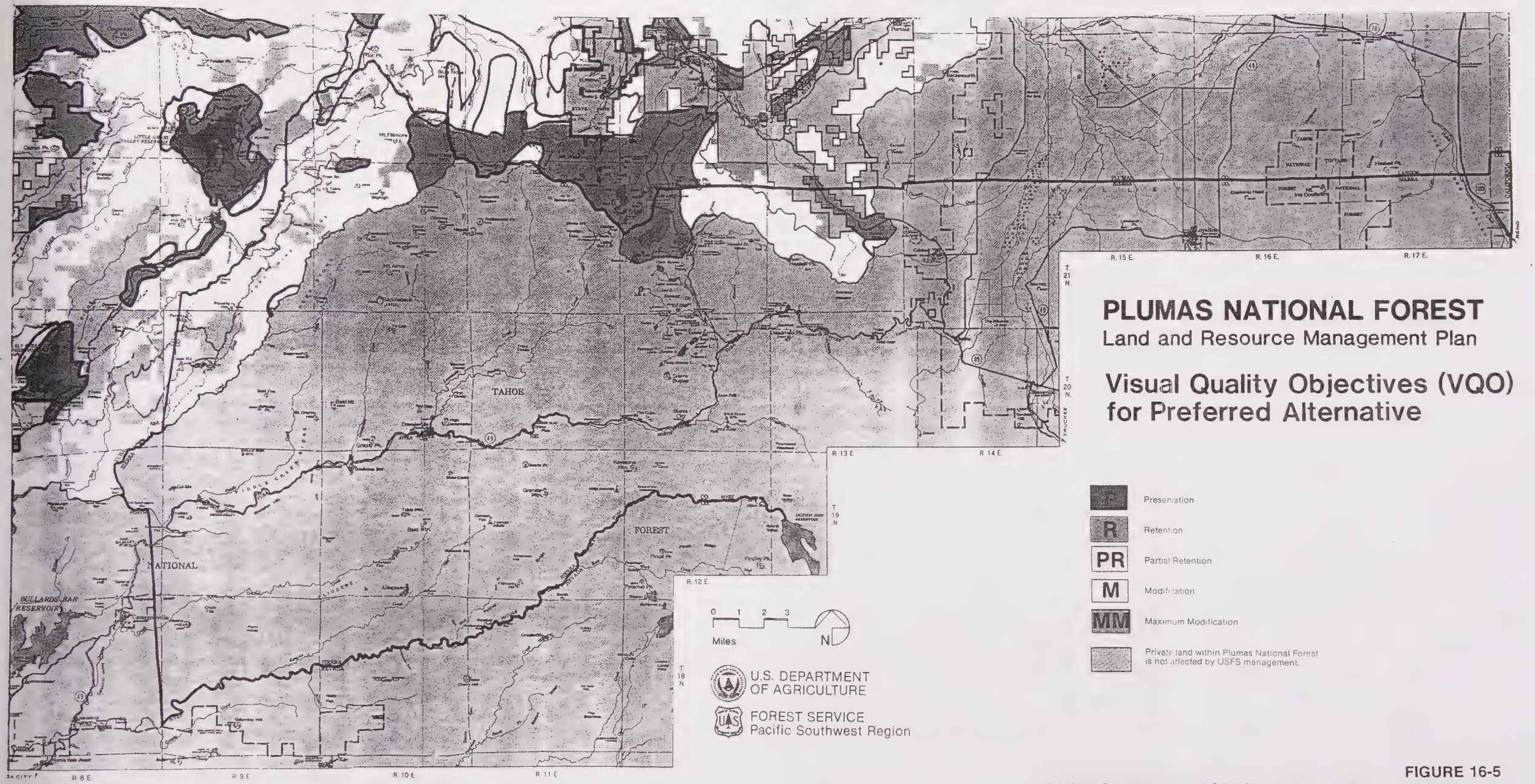


FIGURE 16-5
PLUMAS NATIONAL FOREST VISUAL QUALITY OBJECTIVES

Table 16-3
VISUAL RESOURCES ELEMENT
GOALS, POLICIES, AND IMPLEMENTATION MEASURES

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
FUNDAMENTAL GOALS OF THE GENERAL PLAN											
1. It is the County's most fundamental goal to maintain its culture, heritage, and rural character and preserve its rural quality of life.											
2. It is the County's goal to defend its important natural features and functions; these have included and always will include, scenic beauty, pristine lakes and rivers, tall mountain peaks and rugged forested canyons, abundant and diverse plants and animals, and clean air and water and watershed values.											
3. It is the County's goal to foster compatible and historic land uses and activities which are rural and which contribute to a stable economy.											
4. It is the County's goal to direct development toward those areas which are already developed, where there are necessary public facilities and where a minimum of growth inducement and environmental damage will occur. The pattern of land uses sought by the County is a system of distinct and cohesive rural clusters amid open land.											
5. It is the County's goal to provide a comprehensive Plan for all lands and uses within the County regardless of ownership or governmental jurisdiction.											
Visual Goals											
1. Protect and preserve important scenic resources in the County.											
2. Protect visually sensitive areas by promoting and providing for aesthetic design in new development which reflects the customs and culture of the County.											

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
Scenic Roads / Highways	1. Protect the visual quality of the County's scenic corridors (local and State).	1a. Recognize State Scenic Highways and create a County Scenic Highways/ Roadways system using a Scenic Corridor Overlay district.			✓						✓
		1b. Create Scenic Corridor Overlay zoning district of all proposed development consistent with this Element requiring conditional use permits.	✓	✓	✓			✓			
		1c. Develop Design Guidelines in all designated Scenic Corridors to ensure: – Design Review (architecture, lighting, and signage) – Site Plan Review–Grading Plan Review – Tree removal limits when a Timber Harvest Plan is not involved. Intent: The intent of these Design Guidelines should be to preserve the visual integrity of the corridors which may be defined by: – Landforms – Vegetation – Historic structures – Types of land uses – Open nature or sense of enclosure – Close-in, middle range, and distant views Through this process also encourage the use of open space and scenic easements and land conservation contracts. (Also see Cultural Resources Element – Implementation Measure 1e and Demolition Policy 9, Timber Management Policy 1, and Policy 7 in this Element.)	✓	✓	✓				✓		

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
		1d. Specified Scenic Corridors: .1 Highway 49, Yuba Co. to Yuba Pass Summit: ridge to ridge .2 Highway 49, Yuba Summit to Plumas Co. line: 500 ft on either side of roadway centerline .3 Highway 89, Plumas Co. line to Nevada Co. line excluding Calpine and Sierraville: 500 ft on either side of roadway centerline .4 I-80: ridge to ridge .5 Gold Lake Road, Highway 49 to Plumas Co. line: ridge-to-ridge .6 Henness Pass Rd, entire length: 500 ft on either side of roadway centerline .7 Dog Valley Road: 300 ft on either side of roadway centerline .8 Smithneck Road, entire length: 300 ft on either side of roadway centerline, excluding boundaries of County Service Area 5, Zone 5A. .9 Mountain House Road, entire length: 300 ft on either side of roadway centerline .10 Pliocene Ridge Road: 300 ft on either side of roadway centerline (excluding communities)	✓	✓	✓		A[1]				✓
		1e. Encourage the USFS to revise Visual Quality Objectives in the County's Scenic Corridors to call for a combination of Retention and Partial Retention.	✓		✓						✓
		1f. Develop County Scenic Highway/Road signage.				PW[1]				✓	
		1g. Support highway litter control programs when proposed by groups and State/ federal agencies.				PW[1]					✓

Issue/Text Reference		Policy		Implementation Measure	Responsibility				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	3	4	on-going
	2	Limit encroachments onto scenic highways to maintain safety and quality of driving and viewing experience through scenic corridors.	2.	Develop a comprehensive encroachment permit process for County scenic highways and County scenic roads.	✓								✓
	3	Coordinate scenic highway systems between other jurisdictions including Tahoe, Plumas and Toiyabe National Forests, Plumas, Nevada and Yuba Counties, Sierra Planning Organization and the City of Loyalton.	3.	Request input from these agencies when Scenic Highways/Roads are proposed and likewise provide input consistent with this Element when projects or plans are proposed in these areas which could affect the County's Scenic Highway/Roads.									
	4	Seek official State Scenic Highway Status for all State highways and I-80 in the County (except in community areas).	4a.	See Implementation Measures 1b and 1c in this Element (Design Guidelines).									
			4b.	Apply to Caltrans for official status on all eligible State Scenic Highways.	✓							✓	
Road Construction	5	Consider scenic values as a component of roadway construction, reconstruction, and maintenance on State and County highways and roads, with or without Scenic designation status.	5a.	Annual review February 1, in advance of all major proposed road projects for consistency with this Element.	✓	✓							✓
			5b.	Annual report February 1 by Department of Public Works of past year's activities.				PW[1]					✓
			5c.	Input to Caltrans as projects are proposed consistent with this Element.	✓	✓		PW[1]					✓

Issue/Text Reference		Policy		Implementation Measure	Responsibility				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	3	4	on-going
The Built Environment	6	Strive for a built environment which reflects the County's rural and historic qualities.	6a.	Prepare Design Guidelines to be used in all Community Living Historic Areas, Scenic Corridor Overlay areas, and for all zoning categories to be used in review of discretionary and ministerial project permits. Guidelines should vary in detail based on level of concern for various areas and Zoning categories.	✓	✓	✓				✓		✓
			6b.	Prohibit billboard placement off-site by nce and develop reasonable standards for on-site signage.	✓		✓					✓	
			6c.	Consider development of lighting standards fo become part of design guidelines									
	7	Protect the visual integrity of the County's Living Historic Communities.	7a..	Consider development of lighting standards to become part of design guidelines.									
Site Features	8	Protect important scenic resources.	8a.	Limit land use densities where important scenic resources would benefit.	✓	✓	✓		A				✓
			8b.	Utilize the Open Space designation or Special Treatment Area Overlay to preserve visual resources which would be significantly impacted.	✓	✓	✓		A[1]				✓
			8c.	Prepare a Recreation Master Plan to determine appropriate land uses for the Lakes Basin.	✓	✓	✓				✓		
			8d.	Prohibit ridgeline intrusions by structures wherever possible; incorporate this requirement into Design Guidelines.	✓	✓						✓	
Natural Resources/ Resource Extraction	9	Promote the protection of the visual integrity of streams and rivers.	9a.	Designate these corridors Open Space outside Community Areas and Special Treatment Areas within Community Areas. (Also see Policy 24, Water Resources Element related to dams and improvements.)	✓	✓	✓		A				
			9b.	See also Plants and Wildlife Element.									

Issue/Text Reference	Policy	Implementation Measure	Responsibility				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	3	4	on-going
	10 Limit visual impacts of resource extraction activities.	10. See Mineral Management Element and Timber Management Element.									
Environmental Burns	11. Limit visual impacts of environmental burning on federal lands.	11. Submit comments to USFS discouraging control burns in visually sensitive areas.			✓						✓

Also see Energy Element Policy 26 related to Transmission Line placement.

[1] Upon Plan adoption.

AIR QUALITY ELEMENT



GENERAL PLAN
2012

JULY 1996

17. Air Quality Element

Introduction

An Air Quality Element is not explicitly required by State planning law. However, the Conservation Element requirements include a mandate to look at "other natural resources" which would include air quality:

> Government Code Section 65302(d): [The general plan shall include] a conservation element for the conservation, development, and utilization of natural resources including water and its hydraulic force, forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals, and other natural resources.

Element Goal

Maintain and protect high standards of air quality.

Background/Future Needs

Detailed information related the Air Quality Element is contained within the Background Report. Specific topics discussed include:

- Health Effects
- Air Quality Standards
- Monitoring Stations
- Existing Air Quality

Related Plans

Approximately three-quarters of the County is under the jurisdiction of the three national forests: Tahoe, Plumas, and Toiyabe. The majority of National Forests of Sierra County is in the Tahoe National Forest. The following excerpts are from each of the three National Forest "Land and Resource Management" Plans.

Tahoe National Forest Land and Resource Management Plan. The following excerpt describes the Plan's air quality goals and issues:

> Air Quality
>
> 1. Current Management Direction. The TNF manages all prescribed fire operations to prevent or minimize the penetration of smoke into urban or smoke-sensitive areas. Various forms of dust abatement are used on heavily traveled roads near residential and recreation areas.
>
> 2. Supply or Production Capability. The two TNFmanagement activities with potential to degrade air quality are (1) smoke from prescribed fires and (2) dust from road use. Most of the Forest is located within the Mountain Counties Air Basin, with a small portion of Yuba County within the Sacramento Valley Air Basin. Within these air basins, agricultural burning regulations are implemented by the County Air PollutionControl Officer. All Forest

burning projects follow these regulations and Forest Service Manual guidelines. One Clean Air Act Class I area is adjacent to the TNF, the Desolation Wilderness to the south of the TNF boundary. All areas within the Tahoe National Forest are classified as Class II, including the Granite Chief Wilderness.

3. Existing and Projected Demand. No quantifiable value is placed on air quality. The Federal Clean Air Act sets standards and guidelines for the attainment and maintenance of air quality.

4. Need or Opportunity to Change. Current management practices comply with Federal, State, and local air quality requirements.

Toiyabe National Forest Land and Resource Management Plan. The following excerpt describes the Plan's air quality goals and issues:

Air Quality

1. Cooperate with air quality regulatory agencies to prevent deterioration of air quality through emission concentrations that would produce measurable adverse effects on vegetation, wildlife, soil, water, and visual quality within the Class I Area (i.e., Hoover Wilderness).

2. Fire management will include compliance with an approved state air quality implementation plan.

3. All contracts and special use permits for activities that might impact air quality will include clauses that require the contractor or permittee to meet state(s) and county(ies) air quality standards.

Plumas National Forest Land and Resource Management Plan. The following excerpt describes the Plan's air quality goals:

a. Current Management. The PNF adheres to State and County standards for air resource management. The eastside is in Sierra, Plumas, and Lassen Counties, which allow prescribed burning operations almost unimpeded. Counties on the western slope, Butte and Yuba, have much more stringent rules because of adverse affects of smoke on the Sacramento Valley. Prescribed burning operations are timed to minimize smoke in sensitive areas. Dust abatement is used on heavily travelled roads and near recreational developments and residential areas.

b. Opportunities for Management Change. No change is needed from current management.

c. Supply. The air supply is degraded by two PNF sources; fire smoke and road dust. Fire smoke is from both wildfire and prescribed fire. Since major wildfires usually occur during high wind conditions, and prescribed fires are constrained to periods favoring smoke dispersal, consequent air quality loss is usually not substantial. Road dust emissions are relatively constant, and may be actually decreasing due to use of dust palliatives on most log haul routes. Air quality is also degraded within the populated mountain valleys due to wood heating and sawmill emissions during winter inversion conditions. Incoming air from the Sacramento Valley is occasionally moderately high in particulates (rice stubble smoke) or chemical pollutants, but in general quality of the air is high and is not significantly degraded by PNF activities.

d. Demand. Clean air is a State and National priority embodied in maximum allowable pollutant concentrations. Prevention of Significant Deterioration of cleaner air could become a constraint to use of prescribed fire if Class I areas were created to protect any new Wilderness areas. No external Class I areas are significantly affected by PNF activities.

Assumptions

1. Air quality is one of Sierra County's most important assets.

2. Transport of particulate and gaseous emissions from other jurisdictions will continue to have deleterious effects on the environment and infringe on local opportunities.

3. Reliance on woodstoves for heating by County residents will continue in the future.

Table 17-1
AIR QUALITY ELEMENT
GOALS, POLICIES, AND IMPLEMENTATION MEASURES

Issue/Text Reference	Policy	Implementation Measure	Responsibility[1]				Years from GP Adoption				
			PD	PC	BoS	Other	1	2	6	7	on-going
FUNDAMENTAL GOALS OF THE GENERAL PLAN											
	1. It is the County's most fundamental goal to maintain its cultural, heritage, rural character and preserve its rural quality of life.										
	2. It is the County's goal to defend its important natural features and functions; these have included and always will include, scenic beauty, pristine lakes and rivers, tall mountain peaks and rugged forested canyons, abundant and diverse plants and animals, and clean air water, and watershed values.										
	3. It is the County's goal to foster compatible and historic land uses and activities which are rural and which contribute to a stable economy.										
	4. It is the County's goal to direct development toward those areas which are already developed, where there are necessary public facilities and where a minimum of growth inducement and environmental damage will occur. The pattern of land uses sought by the County is a system of distinct and cohesive rural clusters amid open land.										
	5. It is the County's goal to provide a comprehensive Plan for all lands and uses within the County regardless of ownership or governmental jurisdiction.										
AIR QUALITY GOAL											
	1. Maintain and protect high standards of air quality.										

Issue/Text Reference		Policy		Implementation Measure	Responsibility				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	6	7	on-going
Air Quality Violations and minimizing impacts on air quality.	1.	Implement standards which minimize air quality impacts resulting from developments	1.	Cooperate with the NSAQMD in review of development proposals.	✓			AQ					✓
	2.	Cooperate with state and regional agencies, including adjacent Counties to develop programs to reduce air quality impacts.	2.	Identify regional impacts and coordinate with appropriate agencies.		✓	✓						✓
	3.	Work toward reduction of air quality violations in the County.	3a.	Require Sierra Pacific Industries to fund the installation and maintenance of ambient background PM10 monitoring sites.			✓			✓			
			3b.	Notify and solicit comments from local and regional agencies of proposals that may affect regional air quality.	✓			AQ					✓
Forest Service Activities	4.	Encourage the Forest Service to mitigate air quality impacts of activities on federal lands.	4a.	Review timber harvest plans to ensure that dust control measures are incorporated into all plans.	✓			AQ					✓
			4b.	Request the Forest Service to discontinue the use of serpentine rock for road base due to its asbestos content.	✓			AQ					✓
			4c.	Request the APCD to encourage the Forest Service to follow APCD open burning requirements.	✓			AQ					✓
Smoke from Woodstoves	5.	Work toward minimizing emissions from residential fireplaces and woodstoves.	5a.	Require the use of EPA certified woodstoves in new residential construction.	✓			AQ					✓
			5b.	See Energy Element, Policies and Measures 30 and 31.	✓			AQ		✓			
			5c.	Require that all existing homes with non-EPA certified woodstoves be required to replace these units upon home sale.	✓								✓
			5d.	Cooperate with the AQMD in a woodstove replacement program.	✓			AQ					✓

Issue/Text Reference		Policy		Implementation Measure	Responsibility				Years from GP Adoption				
					PD	PC	BoS	Other	1	2	6	7	on-going
Transport of Pollutants	6.	Cooperate with other agencies to develop a consistent and effective approach to air quality planning.	6.	Participate in the development of regional and county-wide clean air plans and incorporate the provisions of these plans into County planning and project review procedures.	✓			AQ					✓
			6b.	Oppose land use projects which serve to increase air quality degradation in Sierra County.									

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